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Soddy-Daisy vacation rental checklist

Hamilton County, Tennessee | Rules checked November 5, 2026

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Soddy-Daisy treats short-term rentals as home occupations and requires a yearly permit ($500, then $200 to renew) from the building inspector, with a contact who can respond within 45 minutes and an annual fire inspection. Tax is 9.25% sales plus 8% occupancy.

> Because short-term rentals are classed as home occupations, ask the city whether the owner or family must live on the property and which zones allow them. Operating without a permit is a $50 citation per day per unit.

Licensing steps

STATE OF TENNESSEE

- [ ] **Register for sales tax**
  Register through the Tennessee Taxpayer Access Point (TNTAP). One registration covers all your rentals in the same city or county. If you take direct bookings, collect 7% plus the local rate and file by the 20th of each month. Once registered, file every month, even a $0 return.
  TNTAP: https://tntap.tn.gov/
- [ ] **Get a business tax license**
  Rentals under 180 days owe business tax. With $3,000 to $100,000 a year in gross receipts in a city or county you need a minimal activity license; at $100,000 or more, a standard license. Booking platforms don’t handle this for you.
- [ ] **Know what the platform collects**
  Airbnb, VRBO, and other marketplaces collect and remit sales tax and local occupancy tax on their bookings. Keep records showing they did. For direct bookings, you pay sales tax to the state and occupancy tax to the city or county.
- [ ] **Then your county and city**
  Permits, zoning, and occupancy tax rates are where Tennessee towns differ most. Pick your area.

HAMILTON COUNTY, TENNESSEE

- [ ] **Register for the county occupancy tax**
  For direct bookings, file the county’s 4% with the Hamilton County Trustee by the 20th of each month. The Trustee also handles the Chattanooga, East Ridge, Collegedale, and Red Bank city taxes.
- [ ] **Then your city**
  Permits differ a lot from city to city. Pick your area.

CITY OF SODDY-DAISY

- [ ] **Apply for the permit**
  Submit a life-safety affidavit, owner and contact details, proof of liability insurance, and a site plan. Smoke alarms, a carbon monoxide detector, and a fire extinguisher are checked before the first permit.
- [ ] **Renew every year**
  Renewal includes an inspection by the building inspector and the fire chief or fire marshal. Permits don’t transfer; a sale voids the permit.
- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.25% sales tax plus 8% occupancy tax. Airbnb and VRBO collect both on their bookings. For direct bookings, file sales tax with the state through TNTAP by the 20th of each month. For direct bookings, ask the city where to file its 4% occupancy tax; the county 4% goes to the Hamilton County Trustee.

House rules for guests

Parking: 1 on-site space per 4 guests
No parking on the street or right-of-way.

Minimum stay: 24 hours

Who to contact

Hamilton County Trustee (occupancy tax): 423-209-7270

Soddy-Daisy asks for drawings with your application.
Make the site sketch, floor plans, and evacuation maps to scale from your measurements at FireEscapePlan.com.

Official sources

Tennessee Department of Revenue: Taxation of short-term vacation rentals-
. https://www.tn.gov/content/dam/tn/revenue/documents/taxpayer_education/misc/taxation-of-short-term-vacation-rentals.pdf

Tennessee Department of Revenue: SUT-48: Short-term rentals, reporting requirements-
. https://revenue.support.tn.gov/hc/en-us/articles/360058190432-SUT-48-Short-Term-Rentals-Reporting-Requirements

Hamilton County Trustee: Hamilton County Trustee. https://hamiltontn.gov/trustee

City of Soddy-Daisy: Soddy-Daisy Zoning Ordinance (revised May 2025), Art. V §106 and §149.1.
https://cms3.revize.com/revize/cityofsoddydaisy/Documents/Government/Planning%20%26%20Zoning/Soddy-Daisy%20Zoning%20Ordinance%20--%20Revis

Tennessee Department of Revenue: Local occupancy tax rates report (updated November 4, 2026)-
. https://www.tn.gov/revenue/taxes/local-occupancy-tax/due-date-and-tax-rate/local-occupancy-tax-rates.html

Tennessee Department of Revenue: Local sales tax rates map and data report-
. https://www.tn.gov/revenue/taxes/sales-and-use-tax/local-sales-tax/local-sales-tax-rates-map.html