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Spring Hill vacation rental checklist

Maury County, Tennessee | Rules checked November 5, 2026

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Since February 2025, Spring Hill requires a city short-term rental permit with a yearly inspection: $150 a year if you live there, $300 if you don't. Rentals are capped at five bedrooms. In the Maury County part, taxes are 9.75% sales tax plus 9% occupancy tax.

> Three documented violations in 12 months mean revocation and a one-year wait to reapply.

> Part of Spring Hill is in Williamson County, where the county occupancy tax and local sales tax differ.

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.

MAURY COUNTY, TENNESSEE

- [ ] **Pay the county occupancy tax on direct bookings**
  Airbnb and VRBO remit occupancy tax to the state for their bookings. For direct bookings, ask Maury County where to file the 5% county tax; we couldn't confirm the office.
- [ ] **Then your city**
  Columbia and Spring Hill have their own rules. Pick your area.

CITY OF SPRING HILL

- [ ] **Prepare your drawings**
  The sworn application needs a dimensioned site plan (buildings, parking, guest access), a floor plan with bedroom dimensions, and an emergency evacuation plan, plus proof of insurance and your hotel-motel tax registration number.
- [ ] **Apply to Development Services**
  Describe the space rented, bedrooms, maximum guests, days of operation, trash handling, and cleaning. The Development Director and Fire Marshal review it, and the city must decide within 30 days of a complete application.
- [ ] **Post the permit and show the number**
  Post a copy of the permit inside with the owner and agent contacts, business license number, tax number, maximum guests and vehicles, permit number, and the evacuation plan. Put the permit number on every listing.

- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax + 9% 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. Ask the city and Maury County where to file their occupancy taxes on direct bookings.

Fees

$150 or $300 to apply and the same each year

Application, owner-occupied	**$150**
Application, not owner-occupied	**$300**
Annual renewal and inspection	**Same as the application fee**
Reinstatement after suspension	**$250**
Operating without a permit	**$50 a day**

House rules for guests

Parking: 1 off-street space per bedroom
Garage, carport, driveway, or lot only.

Minimum stay: Overnight (24 hours)

Agent response: On site within 4 hours
After the city calls. Missing two written complaints can lead to penalties.

Structures: No garages, barns, or sheds

Spring Hill 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

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

City of Spring Hill (American Legal): Code of ordinances, Title 20, Ch. 5: Short-term rentals-
. https://codelibrary.amlegal.com/codes/springhill/latest/springhill_tn/0-0-0-13418