LICENSEDRENTAL.COM

Tellico Plains vacation rental checklist

Monroe County, Tennessee | Rules checked November 5, 2026

Scan for the latest version

Tellico Plains charges a 4% town occupancy tax (since January 1, 2024) on top of the county's 5% and 9.25% sales tax, for 18.25%. We couldn't find the town's code online to check for short-term rental rules.

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.

MONROE COUNTY, TENNESSEE

- [ ] **Then your city or area**
  Pick your area.

TOWN OF TELLICO PLAINS

- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.25% sales tax plus 4% town and 5% county 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 town and the Monroe County Clerk where to file direct bookings.
- [ ] **Ask about zoning**
  Ask the Town of Tellico Plains whether zoning allows a short-term rental at your address and whether you need a business license. Many cabins with Tellico Plains addresses are outside town limits; check which rules apply.

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 (map and report)-
. https://www.tn.gov/revenue/taxes/local-occupancy-tax/due-date-and-tax-rate/local-occupancy-tax-rates.html