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Collierville vacation rental checklist

Shelby County, Tennessee | Rules checked November 5, 2026

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Collierville's zoning code prohibits short-term rentals in every zoning district. Taxes on lodging are 9.75% sales tax and 10% occupancy tax (5% county + 5% town).

Ask the town whether a rental that was operating before the ban has any protection under the state's Short-Term Rental Unit Act.

News reports in 2025 described town legal action against "party houses."

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.

SHELBY COUNTY, TENNESSEE

- [ ] **Know who collects the county 5%**
  Airbnb says it collects all local occupancy taxes in Tennessee on its bookings. For direct bookings, file the 5% county tax with the Shelby County Clerk by the 20th of each month.
- [ ] **Then your city**
  City rules differ a lot: Memphis and Bartlett issue permits, while Germantown and Collierville ban short-term stays in homes. Pick your area.

TOWN OF COLLIERVILLE

- [ ] **Don't list for stays under 30 days**
  The town's use table bars the transient occupancy of short-term rentals in all districts. Longer rentals and approved bed and breakfast homestays are handled separately.
- [ ] **Ask about a bed and breakfast homestay**
  If you live in the home and want to host guests, ask the Planning Division whether a bed and breakfast homestay conditional use permit is possible at your address.

Official sources

Tennessee Department of Revenue: Taxation of short-term vacation rentals-
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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
Shelby County (Municode): Code section.
https://library.municode.com/tn/shelby_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH40TA_ARTIIHOMOTA
Town of Collierville (American Legal): Zoning: principal use table, §151.021-
. https://codelibrary.amlegal.com/codes/collierville/latest/collierv_tn/0-0-0-42744
Tennessee Department of Revenue: Local occupancy tax rates (report; data loaded November 4, 2026)-
. https://www.tn.gov/revenue/taxes/local-occupancy-tax/due-date-and-tax-rate/local-occupancy-tax-rates.html