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Hendersonville vacation rental checklist

Sumner County, Tennessee | Rules checked November 5, 2026

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Hendersonville allows short-term rentals (stays under 30 days) only in its Old Town Commercial and General Commercial zones, with an engineered site plan, a use and occupancy permit, and a business license. The city enforces against rentals elsewhere. Occupancy tax is 9% (4% city + 5% county).

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.

SUMNER COUNTY, TENNESSEE

- [ ] **Then your city**
  Pick your area. For unincorporated Sumner County, ask the county planning office about zoning.

CITY OF HENDERSONVILLE

- [ ] **Check your zoning**
  Only Old Town Commercial (OTC) and General Commercial (GC) allow short-term rentals. Police inspect complaints and refer them to the Zoning Enforcement Officer, who can cite to City Court.
- [ ] **Get city approvals**
  Submit an engineered site plan, get a use and occupancy permit, and get a business license before you operate.
- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax plus 9% occupancy tax (4% city + 5% county). 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, file the city’s 4% return and pay by 4:30 PM on the 20th; ask the county where to file its 5%.

Who to contact

Planning Department: 615-264-5316
Finance: 615-264-5317
Report an illegal rental: 615-451-3838

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
City of Hendersonville: Report an illegal short-term rental. https://hvilletn.org/263/Report-an-Illegal-Short-Term-Rental
City of Hendersonville: Short-term rental FAQ. https://hvilletn.org/m/faq?cat=21
City of Hendersonville: Hotel/motel taxes. https://hvilletn.org/470/HotelMotel-Taxes