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Jonesborough vacation rental checklist

Washington County, Tennessee | Rules checked November 5, 2026

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We found no short-term rental permit or rules in Jonesborough's code. You owe 9.5% sales tax + 5% town occupancy tax and need a state business tax license once gross receipts reach $3,000 a year.

> We searched the town code (codified through March 2021) and its list of later amendments in November 2026 and found no short-term rental rules. Much of downtown is a historic district with its own design review; ask the town before you list.

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.

WASHINGTON COUNTY, TENNESSEE

- [ ] **Register for sales and occupancy tax**
  Airbnb and VRBO collect both on their bookings. For direct bookings, file sales tax through TNTAP and occupancy tax with the county or city.
- [ ] **Then your city**
  Pick your area.

TOWN OF JONESBOROUGH

- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.5% sales tax + 5% town 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. The state's rate map lists a separate city rate; ask the city whether the county's rate also applies inside city limits, and whether direct-booking tax is filed with the city or the county.
- [ ] **Ask about zoning**
  Ask the Town of Jonesborough whether zoning allows a short-term rental at your address. Check your HOA rules too.

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-
. https://www.tn.gov/revenue/taxes/local-occupancy-tax/due-date-and-tax-rate/local-occupancy-tax-rates.html
Tennessee Department of Revenue: Local occupancy tax rates map-
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Town of Jonesborough: Jonesborough Municipal Code (codified through March 8, 2021)-
. https://www.jonesboroughtn.org/wp-content/uploads/Jonesborough-code_-Updated-through-March-2021.pdf.pdf