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Brentwood vacation rental checklist

Williamson County, Tennessee | Rules checked November 5, 2026

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Brentwood doesn't allow a single-family home to be rented for less than three months (§78-19(e), adopted 2005). Because the rule predates 2014 and expressly limits rental periods, state law lets it apply to every home, with no grandfathering for existing rentals.

> The Short-Term Rental Unit Act's grandfather clause doesn't protect existing rentals here: §13-7-603(b) lets a pre-2014 rule that expressly limits rental periods apply to any property.

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.

WILLIAMSON COUNTY, TENNESSEE

- [ ] **Then your city**
  Pick your area. Spring Hill, which lies mostly in Maury County, is on the Maury County page.

CITY OF BRENTWOOD

- [ ] **Rent for three months or longer**
  In single-family homes, rent to the same tenant for at least three months. Once a tenant has stayed three months, the same tenant may extend for shorter periods.
- [ ] **Ask about other districts**
  Brentwood's page addresses single-family districts. If your property is in another zone, ask Planning and Codes before you list.

Who to contact

Planning and Codes: 615-371-2204
City Hall: 615-371-0060

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 Brentwood (Municode): Code section.
https://library.municode.com/tn/brentwood/codes/code_of_ordinances?nodeId=PTIICOOR_CH78ZO_ARTIINGE_S78-19SIMIRE
City of Brentwood: Short term rentals. https://www.brentwoodtn.gov/Departments/Planning-and-Codes/Planning-Section/Short-Term-Rentals
Justia: Tenn. Code §13-7-603 (2018). https://law.justia.com/codes/tennessee/2018/title-13/chapter-7/part-6/section-13-7-603/