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Franklin vacation rental checklist

Williamson County, Tennessee | Rules checked November 5, 2026

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Franklin allows one short-term vacation rental per lot, and only if the owner lives there. An owner can rent an accessory dwelling, or rent the whole home while away for up to 113 nights a year. Every rental needs an updated certificate of use and occupancy ($50 a year), $1 million liability insurance, and a 10-guest cap.

> Rentals operating before the owner-occupancy rule (December 2019) were grandfathered, per news reports. Under state law that protection ends when the home is sold.

> Three or more complaints in a year trigger a notice, and the Board of Mayor and Aldermen can revoke the right to operate.

> We couldn't read which zoning districts list short-term vacation rentals in the use table. Ask the city about your parcel.

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 FRANKLIN

- [ ] **Check zoning and owner occupancy**
  You must live on the lot. On a lot with a house and an accessory dwelling, you can live in one and rent the other. Without an accessory dwelling, you can rent the house only while you're away, for no more than 113 nights in any 12 months.

- [ ] **Update your certificate of use and occupancy**
  Apply to Building and Neighborhood Services before you list. Name a responsible party within 25 miles, show $1 million liability insurance every year, and notify any neighbor who shares a wall or driveway. Pay $50 and reapply every 365 days.

- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax plus 9% occupancy tax (5% city + 4% 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. Ask the city and county where to file their shares on direct bookings.

House rules for guests

Maximum guests: 10, posted inside

Stays: 24 hours minimum, 21 days maximum

Principal renter: 21 or older

Signs: None advertising the rental

Contact and certificate: Posted inside; contact answers 24/7

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 Franklin: Franklin Zoning Ordinance §5.1.4.W, short-term vacation rentals (effective January 13, 2026)-
. https://web.franklintn.gov/FlippingBook/FranklinZoningOrdinance/95/

City of Franklin (Municode): Code section.
https://library.municode.com/tn/franklin/codes/code_of_ordinances?nodeId=PTIICOOR_TIT13PRMARE_CH2SHTEVARE

Tennessee Department of Revenue: Local occupancy tax rates report-
. https://data.tn.gov/t/Public/views/REV_Local_Occupancy_Tax_Rates/LocalOccupancyTaxRates

City of Franklin (Municode): Code section.
https://library.municode.com/tn/franklin/codes/code_of_ordinances?nodeId=PTIICOOR_APXACOFEPE_CH13PRMARE