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Nolensville vacation rental checklist

Williamson County, Tennessee | Rules checked November 5, 2026

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Nolensville's zoning treats a short-term rental unit as a commercial lodging use, not a household living use, and bars them in accessory dwelling units. Rentals operating legally before the rules are protected as state law requires. Occupancy tax is 8% (4% town + 4% 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.

WILLIAMSON COUNTY, TENNESSEE

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

TOWN OF NOLENSVILLE

- [ ] **Ask whether your zone allows it**
  Ask the town planning office whether your district allows a short-term rental unit, since the use table treats it as a commercial lodging use.
- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax plus 8% occupancy tax (4% town + 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. For direct bookings, pay the town's 4% to the Town of Nolensville by the 20th of each month.

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

Town of Nolensville (Municode): Code section.
https://library.municode.com/tn/nolensville/codes/code_of_ordinances?nodeId=APXANOZOOR_ART9DE_S9.3DETE

Town of Nolensville: Hotel/motel local occupancy tax. https://www.nolensvilletn.gov/page/hotelmotel-local-occupancy-tax