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Thompson’s Station vacation rental checklist

Williamson County, Tennessee | Rules checked November 5, 2026

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Thompson’s Station requires a short-term rental property (STRP) permit: $75 if you live there, $150 if you don’t, and $100 to renew each year. You need a current fire inspection, a town business license, and $1 million liability insurance. Occupancy tax is 8% (4% town + 4% county).

> We read the permit form but not §206.26 itself. Ask the town which zones allow short-term rentals and what occupancy and parking limits apply.

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 THOMPSON’S STATION

- [ ] **Get a town business license and fire inspection**
  Both must be current when you apply.
- [ ] **Apply for the STRP permit**
  Submit the form with proof of at least $1 million liability insurance, owner contact details, and contact details for any attendant who maintains the property. You certify that you’ve read the STRP standards in Zoning Code §206.26.
  STRP permit application:
  https://www.thompsons-station.gov/sites/default/files/uploads/documents/Forms/strp-permit-application-2024.pdf
- [ ] **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. Ask the town and county where to file their shares on direct bookings.

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 Thompson’s Station: STRP permit application (2024)-
. https://www.thompsons-station.gov/sites/default/files/uploads/documents/Forms/strp-permit-application-2024.pdf
Tennessee Department of Revenue: Local occupancy tax rates report-
. https://data.tn.gov/t/Public/views/REV_Local_Occupancy_Tax_Rates/LocalOccupancyTaxRates