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Unincorporated Williamson vacation rental checklist

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Williamson County, Tennessee | Rules checked November 5, 2026

News reports say Williamson County's 2012 zoning ordinance limits short-term vacation rentals in unincorporated areas to the Leiper's Fork village, with older rentals allowed to continue as nonconforming. Confirm with County Planning before you list. You owe 9.75% sales tax plus the county's 4% occupancy tax.

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.

WILLIAMSON COUNTY (UNINCORPORATED AREAS)

- [ ] **Ask County Planning about your parcel**
  Confirm whether the current zoning ordinance allows a short-term rental at your address, and whether a rental that started before 2012 can continue.
- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax plus Williamson County's 4% 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. Ask the county where to file its occupancy tax for direct bookings.

Who to contact

County Planning: 615-790-5725

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

Williamson County: Williamson County Zoning Ordinance. https://www.williamsoncounty-tn.gov/DocumentCenter/View/14874

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

Williamson Source: Short-term rental properties illegal except in Leiper's Fork (August 2015)-
. https://williamsonsource.com/short-term-rental-properties-illegal-except-in-leipers-fork/