Marshall County Codes Department & Zoning

3301 Courthouse Annex

Lewisburg, TN 37091

Office: 931-359-0567

Information Regarding Airbnb/Short Term Rentals

Due to the increase in volume of legal and also illegal operations of Airbnb’s Marshall County Building Department has prepared this document.

Marshall County currently regulates all short-term rentals inside the county limits for the purpose of building safety compliance and zoning conformity.

Approval from the Marshall County BZA is required before any Airbnb (Short Term Rentals) new construction or change of occupancy in existing homes can operate. A life safety consultation from a Marshall County Building Inspector is also required after BZA approval and all code deficiencies will be required to be corrected before operations can start.

All new construction Airbnb and/or remodels (Short Term Rentals) are required to be constructed by a license TN contractor per [T.C.A. § 62-6-102, 103 and Rule 0680-1-.22, 27](https://www.tn.gov/content/tn/commerce/regboards/contractors/rules-and-laws/laws.html) listed below.

*“A homeowner of the residential property may perform work themselves ( individual use), without a contractor's license, as long as the residential structure is not open to the public; or for sale, lease or rent).”*

BZA applications can be found here 🡪 [Citizen Portal (iworq.net)](https://marshall.portal.iworq.net/portalhome/marshall)

Any Airbnb found operating without BZA approval or being constructed without the proper licenses will be issued a stop work order or a cease and desist.

Contact Marshall County Building Codes for any questions pertaining to short term rentals.

Thank you,

Marshall County Building Codes