

# Non-Owner Occupied Zonings

as of January 1st, 2023



## **NOO STRs are eligible for a permit in these areas:**

MUN and MUN-A,  
MUL and MUL-A,  
MUG and MUG-A,  
MUI and MUI-A,

OG,

OR20 through OR40-A,

ORI and ORI-A,

CN and CN-A,

CL and CL-A,

CS and CS-A,

CA, CF,

DTC North, DTC South, DTC-West,

DTC Central,

SCN, SCC and SCR zoning districts

SP (if plan allows it)

These zones are found in the tax data and should be cross examined with the Nashville Parcel Viewer

\*New short term rentals are **NOT** allowed in AR2A, R, RS or RM zoned properties

# NOO Permit Checklist

Use this checklist for what you need on a Non-Owner Occupied STR

Provide proof of payment for all taxes due (including property taxes)

Provide the chain of ownership

Create a floor plan of the property (must include all walls, doors and smoke detectors for each floor)

Provide proof of insurance including fire, hazard and liability. Coverage to have limits of not less than \$1 million per occurrence

Notarized affidavit <https://www.nashville.gov/sites/default/files/2022-03/STRP-Affidavit-Non-Owner-Occupied.pdf?ct=1646931270>

Proof of notification to adjacent property owners (via in person or by certified mail)

Provide HOA signature and contact info <https://www.nashville.gov/sites/default/files/2022-02/STRP-HOA-and-Contact-Info.pdf?ct=1645536464>

Certification from licensed Architect, Engineer or Home Inspector stating the property complies with Metro Code of Laws

Submit application documents to [strpapplications@nashville.gov](mailto:strpapplications@nashville.gov) and pay permit fee. Once you've received your permit, post your permit number or a picture of your permit on your listing.

All permits are valid for 365 days and need to be renewed annually

\*If structure is multifamily unit (over 2 family home), it will need to be inspected by Fire Marshall