

Short-Term Rental Monitoring

Memphis and Shelby County Division of Planning & Development



Short-Term Rental Registry

01

Transition

Transition registration to DPD

02

Solution

Acquire technology that aids in STR discovery & identify properties

03

Process

Conduct outreach to increase compliance, registration and license maintenance

04

Monitor

Review applications conduct inspections, and monitor license requirements



Apply For a Permit



Apply For/Renew a License



Schedule An Inspection



View/Amend Records



Fee Estimator



My Account



Pay Fees

Searchable at:
www.develop901.com
 Click: Search Permit Activity

Showing 1-25 of 225 | Download results | Add to collection | Add to cart | Copy Record

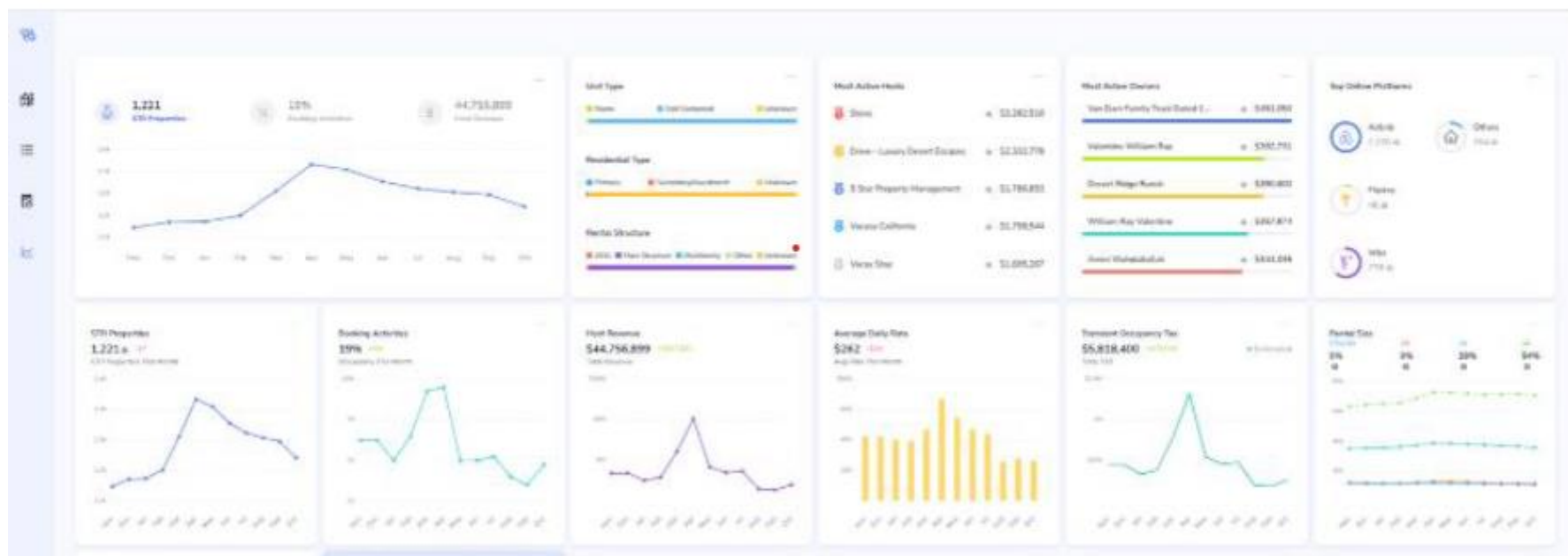
<input type="checkbox"/>	Record Number	Date	Record Type	Address	Status
<input type="checkbox"/>	STRR-L000177	08/22/2025	Short-term Rental License	1009 OAKVIEW ST, MEMPHIS 38114	Active
<input type="checkbox"/>	STRR-L000190	10/02/2025	Short-term Rental License	1009 OAKVIEW ST, MEMPHIS 38114	Active
<input type="checkbox"/>	STRR-L000174	08/20/2025	Short-term Rental License	1010 N PARKWAY, MEMPHIS 38105	Active
<input type="checkbox"/>	STRR-L000172	08/20/2025	Short-term Rental License	1010 N PARKWAY, MEMPHIS 38105	Active
<input type="checkbox"/>	STRR-L000101	10/28/2024	Short-term Rental License	1030 FOREST AVE, Memphis 38105	Active
<input type="checkbox"/>	STRR-L000096	10/25/2024	Short-term Rental License	1032 FORREST AVE, MEMPHIS 38105	Active
<input type="checkbox"/>	STRR-L000071	07/02/2024	Short-term Rental License	1033 N PARKWAY, MEMPHIS 38105	Active
<input type="checkbox"/>	STRR-L000133	04/29/2025	Short-term Rental License	1060 MEDA ST, MEMPHIS 38104	Active
<input type="checkbox"/>	STRR-L000069	07/02/2024	Short-term Rental License	1094 FAXON AVE, MEMPHIS 38105	Active
<input type="checkbox"/>	STRR-L000079	08/05/2024	Short-term Rental License	1095 FORREST AVE, MEMPHIS 38105	Active
<input type="checkbox"/>	STRR-L000074	07/11/2024	Short-term Rental License	1096 FAXON AVE, Memphis 38105	Active
<input type="checkbox"/>	STRR-L000029	11/17/2023	Short-term Rental License	114 MARNE ST, MEMPHIS 38111	Active
<input type="checkbox"/>	STRR-L000081	08/07/2024	Short-term Rental License	1155 FORREST AVE, MEMPHIS TN 38105	Active
<input type="checkbox"/>	STRR-L000156	07/23/2025	Short-term Rental License	1159 FORREST AVE, MEMPHIS 38105	Active
<input type="checkbox"/>	STRR-L000095	10/25/2024	Short-term Rental License	1162 FORREST AVE, MEMPHIS 38105	Active
<input type="checkbox"/>	STRR-L000099	10/28/2024	Short-term Rental License	1164 FOREST AVE, Memphis 38105	Active
<input type="checkbox"/>	STRR-L000116	01/30/2025	Short-term Rental License	1201 MISTY ISLE DR, MEMPHIS 38103	Active



RENTALSCAPE



Dashboard





1,260

Live Addresses

49%

621 Properties
Registration Required



LETTER 1: FIRST WARNING

This initial letter is designed to inform property owners about the short-term rental ordinance and the steps they need to take to achieve compliance.

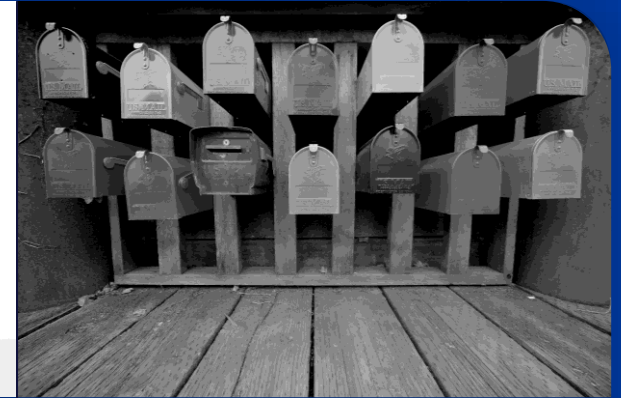
- Information
- Instructions
- Consequences
- Deadline
- Contact



LETTER 2: SECOND WARNING

If an owner remains non-compliant after the first letter, they will receive a second warning, 45 days after the first warning.

- Information
- Instructions
- Consequences
- Past Deadline
- Contact



LETTER 3: FINAL WARNING

This is the third and final warning issued to owners who have not achieved compliance after receiving both the first and second letters.

- Information
- Instructions
- Consequences
- Past Deadline
- Contact
- Enforcement

1st Letter Sent June 1, 2026



[Insert Date]

This letter serves as notice regarding the licensing requirements for operating a short-term rental (STR) property within the City of Memphis. Pursuant to the City of Memphis [Short-Term Rental Ordinance \(5856\)](#), all short-term rental properties that began operating on or after July 1, 2023 are required to hold and maintain a short-term rental license to advertise or operate. STR licenses are issued for 365 days and must be renewed annually.

What You Need To Do

To ensure compliance, you must:

- Submit a STR license application through the Develop901 Citizen Portal (directions to follow),
- Pay the required license fee of \$300 and the annual renewal fee of \$150, and
- Ensure your property meets all applicable building, fire, safety, insurance, and property maintenance requirements.

License Requirements

Along with the application itself, required documentation must include:

- A floor plan showing all rooms specific to the address or unit,
- Proof of ownership (e.g. deed or mortgage),
- Proof that the owner is current on any property taxes owed, and
- Verification of insurance evidencing fire, hazard, and liability coverages of not less than one million (\$1,000,000) per occurrence.

Please note that once approved and issued, your STR license must be displayed on all advertisements and listings, including online platforms, and conspicuously within the property. Property owners are also responsible for ensuring a designated responsible party is available to respond to issues or complaints.

You will have 45 days to apply for a license before receiving a second notice. Operating a short-term rental without a valid license will result in enforcement action, including additional fees, penalties, and suspension of operating privileges. If the property is no longer operated as a short-term rental, please provide a notarized letter stating the date of final operation.

Thank you for your continued cooperation in maintaining safe and compliant short-term rental operations within the City of Memphis. If you have questions, please contact the Division of Planning and Development using the contact information provided below.

Sincerely,

A handwritten signature in black ink that reads "Lucas Skinner". The signature is written in a cursive, flowing style.

Lucas Skinner, Deputy Zoning Administrator, Land Use & Development Services, Division of Planning and Development

125 N. Main, Suite 477 Memphis, TN 38103
Phone: 901.636.6619 | Email: zoning@memphistn.gov

Complaint Procedure

1. Receive complaint via phone or email.
2. Check to see if they are registered, and if they are required to do so.
3. If no STR registration on record, issue citation to register/permit.
Document/record the address so that we have an internal record.
4. Contact the complainant to let them know what we find. Inform them how to handle specific complaints, who to contact for what, and provide contact info if we have it.
5. Follow up with any additional agencies on other ordinances triggered and do follow-up inspection on registration.

SafeWays Integration

- Working with SafeWays to understand data methodology and how to integrate it into the process
- Data package is compiled by aggregating 911 dispatch information (up to 115 call classifications) within certain radius of a location - provides snapshot of 911 activity within an area of a specific location (i.e. STR)
 - Ultimately could be utilized to cross-reference Deckard's booking calendar information
- Next steps:
 - Refine data for priority (level 1, 2, 3) classifications
 - Discuss physical integration of data into the existing Deckard (Rentalscape) framework (at least 6 months for product feature build out)

Thank You

Do you have any questions?

Brett Ragsdale, Director
Email: Brett.Ragsdale@memphistn.gov

General Email:
zoning@memphistn.gov

Info:
www.develop901.com/strr

