

CHECKLIST · BRENTWOOD

Moving to Brentwood Checklist: Your first 30 days (2026)

An ordered list for the first 30 days: day one is two questions, week one is utilities and trash, and the license is due by day thirty. Both of the day-one questions turn on your address.

SHORT ANSWER

We open this list with two warnings and both are asked **on day one**. **The first is your address**: this city is not split between two counties, we measured that, **but the 37027 ZIP code also covers land outside the city limits**. The warning is not ours but the city's own library's: "Please know, some Brentwood addresses lie outside the city limits." **The second is how many people will live in your home**: the zoning ordinance caps unrelated occupants at **one person**, and **two of the five triggers that make someone a permanent occupant** are exactly what a newly arrived family does: **receiving mail at the address** and **enrolling in school from it**. On top of that, **a rental shorter than three months is prohibited**. Put two dates on your calendar: **November 1, 2026** and **January 1, 2027**.

Deadlines: we separate what is certain from what was not found

TASK	DEADLINE OR DATE	WHERE
Federal change of address	10 days . Moving house within the same neighborhood is still moving	Through your online account or Form AR-11; enter the receipt number of every pending application
Notice to the court	5 days , if you have a pending case	With Form EOIR-33/IC. The court is not in this city ; the state's only immigration court is in another city
Switching to a state license	30 days after establishing residency	Testing and document review happen at the county's full-service center ; the location inside the city is a kiosk
Document regime for vehicle registration	January 1, 2027 , for an initial registration	The county clerk. No document at renewal, but the warning text appears on both
Deadline for sheriffs	January 1, 2027	The statute's own calendar; the body that decides is the sheriff, not the city
Clocks go back	November 1, 2026	The difference with Türkiye grows by an hour, from eight to nine
Property tax payment window	October 1 to February 28	The county trustee; after that 1.5 percent a month in penalty and interest

TASK	DEADLINE OR DATE	WHERE
Verification regime for public benefits	July 1, 2026, but for local governments at the first reprinting of the form	State agencies, local governmental entities and local health departments

Two rows in this table mislead readers often. First: **a change of address at the post office does not satisfy the federal requirement**, and filing the federal notice **does not by itself update the address on a pending application**; do both, uscis.gov/addresschange. Second: **having given your address to a state or local agency does not satisfy the federal requirement**; no address you give from a utility sign-up to a school enrollment takes the place of that notice. One more thing changed in 2026: account for the federal rule **effective June 29, 2026** that reorganizes alien registration and the documents that count as evidence of registration, text at federalregister.gov.

The first thirty days

TASK	WHERE OR HOW
☐ Day one: find out whether your address is inside the city limits	The city's own mapping application has a boundary and ZIP code layer ; then call the city and confirm . City hall is at 5211 Maryland Way , phone (615) 371-0060 , weekdays 7:30 a.m. to 5 p.m.
☐ Day one: count the people who will live in the home	The cap on unrelated occupants is one person ; there are five triggers that make someone a permanent occupant and two of them are receiving mail and school enrollment
☐ File the federal change of address within 10 days	uscis.gov/addresschange ; if you have a court case, Form EOIR-33/IC within 5 days
☐ Week one: identify your providers	Electricity comes from a municipal utility or a cooperative depending on the address, gas from one of two private companies ; research found no neighborhood boundary for either , so ask using your address
☐ Ask the right question on the phone	Do not say you have no number . Ask this: what is the list of identification documents you accept, and are a passport and a taxpayer identification number on it . Ask for the list in writing
☐ Open the water account with the city	The bill comes directly from the city , although the city operates no treatment plant ; water services (615) 371-0080
☐ Week one: choose a trash company and sign a contract	There is no municipal collection ; the city code bars any exclusive right in solid waste. Confirm that the company you choose is registered with the city and insured
☐ Register for the county's alerts with your correct home address	The system sends messages by location ; a second location such as a work address must be registered separately . No separate city alert system was found
☐ Day 30: book a license appointment	The location inside the city is a kiosk ; testing and document review happen at the county's full-service center . Fill in the application online and send the documents for five business days of pre-approval

TASK	WHERE OR HOW
☐ Register the car through the county clerk	From January 1, 2027 an initial registration requires status documentation; renewals do not. Confirm the wheel tax with the clerk
☐ No car? Call the demand-response service ahead	Twenty-four hours ahead locally and seventy-two hours ahead out of county; payment is cash or the agency's own card only , local number 615.790.5791
☐ Open school enrollment for the children	There is no separate city school district ; a passport is expressly accepted as photo identification. If you are staying with a relative you need a notarized residency verification affidavit
☐ Open your health file early	This state did not expand coverage and the gap is real ; assess each person in the household separately
☐ Get the library card in week one, but learn the price first	Free for a city resident, \$75 a year for a county resident outside the city, \$130 a year for someone outside the county. On identification the institution says only government issued photo identification and does not say which types count ; call before you apply
☐ If you are marrying, know that you may choose the county	The license can be obtained from any county in the state and is valid 30 days ; in this county the fee is \$100 and it is cash only
☐ For a birth certificate go to the nearest county health department	All 95 county health departments can issue birth and death certificates. That sentence is not written for marriage and divorce records
☐ If you are buying, ask which year the rate is from	The 2025 combined rate is 1.4900 , the 2024 rate was 2.1700 ; residential property is assessed at 25 percent

THE DAY-ONE QUESTION: WHAT THE BOUNDARY CHANGES AND WHAT IT DOES NOT

- **First, the measured fact:** in the census bureau's mapping service the municipal boundary falls **entirely within Williamson County** and only **touches** the county to the north. **So the city is not split between two counties.**
- **The real trap is the ZIP code:** **37027** covers both the municipality and the unincorporated part of the county. A ZIP code is a **delivery** unit, not a **government** unit.
- **What changes:** the **library card** (free in the city, \$75 a year in the county, \$130 a year outside the county), the **city share of the property tax** (not paid outside the line), and **who you deal with** (policing, zoning, the municipal court and the trash arrangement).
- **What does NOT change, and we measured this too: the sales tax.** On the state revenue department's rate file the local rate is **2.75 percent** both for the city and for the county; the combined rate is **9.75 percent** on general goods and **6.75 percent** on food, and **the receipt is the same on both sides.** Elsewhere in this series one county turned out to have two different rates inside it; **there is no such split here.**
- **Do not assume:** you would expect policing, the brush program and the municipal court to change with the boundary, but **none of these was verified separately.** Ask about each one while you are house hunting.
- **Get the answer from the boundary and ZIP code layer in the city's own mapping application, then call the city and confirm.** Do not treat the map alone as the last word.

RENTING: FIVE THINGS TO CHECK BEFORE YOU SIGN

- **The occupancy rule is very narrow in this city.** For a dwelling to count as a single-family residence the occupants must fall into one of these categories: **one person**; or **any number of people related by blood, marriage, adoption or foster relationship**; or that group plus **at most one unrelated person** and that person's children. **Unrelated**, by the ordinance's own test, means anyone whose relationship is **more distant than first cousins**.
- **The five permanent-occupant triggers:** living there **more than twenty-one days** in twelve months, **registering to vote** using the address, **receiving mail at the dwelling**, **registering a vehicle or applying for a driver license** using the address, and **being enrolled in school** at the address. **A household hosting a newly arrived relative may have made that person a permanent occupant the moment they receive mail at the address or enroll a child in school from it.**
- **A rental shorter than three months is prohibited**, and **renting a room of the home to an unrelated tenant is expressly prohibited in residential districts**. Also, if **more than one meter** is installed for the same household service, the structure is **presumed** not to be used as a single-family residence.
- **There is no thirty day rule for a security deposit.** The real mechanism: **a separate account is required** and its location is **disclosed when you sign**; if there is **no response within sixty days** of the refund notice the landlord may keep the money. **Give your new address in writing when you move.**
- **Look for the bold type in the lease.** A waiver **in twelve point bold type** removes the tenant's right to a **pay within fourteen days** notice **entirely**. And eviction law hardened in 2024: a hearing continuance dropped **from fifteen days to seven**, and **an appeal is accepted only with a bond equal to one year's rent**.
- **On discrimination your handle is national origin:** the protected classes are race, color, creed, religion, sex, disability, familial status and **national origin**. **Source of income and immigration status are not on the list** and cannot be added locally because of the state's preemption; **a local fair housing ordinance was looked for here and not found**. Complaints have gone to the **Attorney General's civil rights enforcement division since July 1, 2025**.

UTILITIES: THE TYPE OF PROVIDER DECIDES YOUR DOOR

- **Electricity is split in two:** part of the city is served by the **municipal electric utility of the large city next door**, part by a **member-owned cooperative**. **Natural gas is also split in two: two separate private companies** hold franchises in the city.
- **The complaint door splits four ways:** the private gas companies fall under the **state public utilities regulator**; at a **cooperative** your forum is its own **member board**; at a **municipal electric utility** it is that municipality; for **water** it is this city.
- **On the information passed along, the city has no authority to regulate the electric provider;** we write that sentence **with a hedge**, because it comes from an indirect source.
- **And there is something we do not write:** the identification documents requested when opening an account, whether there is a route for someone without a number, and the deposit rule **could not be measured firsthand**. **So we do not write that no number is required or that there is no deposit**. On the phone, **ask for the accepted identification list in writing**.
- **A weather-related disconnection moratorium could not be confirmed firsthand either**, and we do not print the winter month dates circulating online. **But there is a measured protection on the tenant side:** a landlord cannot evict a tenant by **cutting off or causing the cutoff of essential services**.

SEVERE WEATHER: TWO RISKS AT ONCE, AND THE SENTENCE WE BUILD ON SHELTERS

- **Winter is real and it has been measured:** the transportation department's statement of **January 25, 2026** describes icing **statewide**, says crews were on their **fourth day**, and asks drivers **not to travel**.
- **Salt has a limit:** when the road surface drops below **16 degrees Fahrenheit** salt is no longer effective enough. **Interstates are cleared first and neighborhood streets can be last**.
- **On tornadoes your office is the county:** the Williamson County Office of Public Safety and Emergency Management, **1320 West Main Street, Suite B-25, Franklin, TN 37064**, phone **(615) 790-5757**.
- **We flag a conceptual trap plainly:** the county's **storm shelter registration** page is **not a list of shelters open to the public**; in the county's own words its purpose is to give emergency responders a database so they can **reach disaster victims**, that is, **a registry of private shelters**. **If your home has a shelter, register it, but do not mistake it for a public shelter**.
- **Research found no permanent, publicly listed shelter with a published address. We do not say there is no shelter;** we say we did not find one. The only thing found was **temporary event-specific openings**.
- **So build the plan inside your own building:** the **lowest floor**, an **interior room with no windows**, if possible a hallway or bathroom surrounded by interior walls; **stay away from long-span spaces**. Do not switch off the automatic emergency alerts on your phone.
- **Know the general rule:** a **watch** announcement means conditions favor severe weather, a **warning** means the event has been sighted or measured. **We write this as a general rule;** research found no text from this place's own institutions describing that timing.
- **And a legal note:** if a **lawful presence declaration** appears while you apply for disaster assistance, **talk to your attorney**. The act itself leaves **short-term non-cash disaster relief** and **short-term shelter** outside the verification regime.

APPLYING FOR A PUBLIC BENEFIT: BOTH THE CITY AND THE COUNTY ARE COVERED HERE

- **A state act effective July 1, 2026** requires state agencies, **local governmental entities** and **local health departments** to verify the lawful presence of applicants eighteen and over and to report those not verified to the state's **centralized immigration enforcement division**.
- **The act's definition names an incorporated city and a county separately;** so here **both the city and the county are separately obligated**.
- **The fine detail in the calendar:** for local governments the obligation does not start on July 1, 2026 but when that entity **first reprints the relevant forms** after that date. **A clause that is not on a form today may be there tomorrow.** Indeed, **as of October 12, 2026 research found no such declaration clause on this city's service pages**, and there may be two separate explanations for that; **we do not choose between them**.
- **The part in the reader's favor is in the act's own list:** what it carves out of the definition of a public benefit includes **treatment of an emergency medical condition, immunizations, testing and treatment of symptoms of communicable diseases, short-term non-cash disaster relief** and **short-term shelter**. **But the list says no verification is required; it does not say it is free.**
- **There is a court order and we write it in three layers:** Snader v. Tennessee Dept. of Health, No. 26-0825-I, Davidson County Chancery Court, Chancellor Patricia Head Moskal; a temporary restraining order on **June 24, 2026** and an agreed temporary injunction on **July 14, 2026**. **Its scope is narrow** (only a special services program for children with disabilities), it is **temporary**, and **the merits were not decided**. **We do not say the law was stopped.**
- **Talk to your attorney before applying for any benefit**, and if a **citizenship or lawful presence declaration signed under penalty of perjury** is put in front of you, ask before you fill in the form.

TAX AND THE HOUSE: WE BUILD NO "THERE IS NO TAX" SENTENCE

- **There is no state income tax on wages and salaries**, and the state's only personal income tax, on interest and dividends, **was repealed effective January 1, 2021. Even so we build no "there is no tax" sentence**: the burden moves to the register.
- **General sales tax is 9.75 percent and food and food ingredients are taxed at 6.75 percent, and the rate is the same on both sides of the city limit. Not eligible for the reduced food rate**: alcoholic beverages, tobacco, candy, dietary supplements and prepared food. On a single expensive item the tax is applied **in brackets**.
- **A local wage tax was looked for and not found. We do not say there is none**; ask your employer whether there is a local deduction on the payroll.
- **There is a state level professional privilege tax and it covers only five professions: \$400 a year, due June 1**. Attorney, securities agent, broker-dealer, investment adviser and lobbyist.
- **On property tax, use the rate with its year attached**: the 2025 total is **1.4900** (county 1.3000 plus city 0.1900), the 2024 total was **2.1700**. **The 0.29 figure sitting on the city's own page may be last year's**; both are accurate, but for different years. **A falling rate is not a tax cut, it is the result of reappraisal**.
- **Let us be honest about relief**: research found **no general exemption open to all homeowners**; the program that exists is a conditional **reimbursement** for **people over 65, people with disabilities and disabled veterans**.
- **Work authorization verification**: the private sector threshold is **35 full-time equivalent employees**, while for **public employers it has been mandatory with no threshold since July 1, 2026**. The act does not treat an employer as in violation when it acts on an **incorrect result from the system**; so **name order, surname changes and date of birth mismatches are a real risk**.

HEALTH AND CLINICS: DO NOT CONFUSE TWO SENTENCES

- **This state did not expand health coverage** and the gap is real: **an adult without children**, whatever their income, generally cannot get into the state program.
- **From October 1, 2026 some groups, including refugees and people granted asylum**, fall out of full coverage; the state wrote this into its own policy manual with a policy dated **September 10, 2026**. **An older 2014 document still sits on the same server without a warning and still shows refugees as eligible; do not treat that document as a source.**
- **The pregnancy door is open today:** the agency's own eligibility page still said **as of October 12, 2026** that if you are pregnant no immigration documents are required. **But in the same household the mother may be covered while the child is not;** ask before the birth which door the child will come through.
- **A sliding-fee clinic is not a free clinic.** The discount is calculated on household income and household size and **you still pay something.**
- **On access this place is in good shape, and we print the measurement:** we queried the official service that lists federally funded health center sites on **October 12, 2026;** within a **ten-mile radius there were 18 sites and four organizations**, and within a **five-mile radius only one site**. **A radius is a query parameter, not a distance between the places in this guide.**
- **The county breakdown:** of the sites within ten miles, **five are in your own county** and **eight are in the neighboring county to the north;** **which county the remaining five sites are in did not come out of the query output** and we make no claim about where they are.
- **We publish no clinic address.** Find a center through the [official center finder](#) and confirm the address and hours on the center's own site.
- **In an emergency the rule is different:** under federal law a hospital emergency department must examine and stabilize anyone who arrives, **regardless of ability to pay or immigration status**. **But that does not mean it is free.**

MARRIAGE AND VITAL RECORDS: YOU MAY CHOOSE THE COUNTY

- **The license is issued by the county clerk and you may obtain it in any county in the state;** the state source says it may be issued **without regard to the residence of the parties or the county where the ceremony is to be performed.** The claim in popular guides that it comes from your county of residence is wrong. The license is valid **30 days**.
- **In this county the fee is \$100 and only cash is accepted;** with a certificate from a four-hour premarital preparation course it drops to **\$40.** **Across the four counties we could measure the fee runs from \$97.50 to \$107.50 and the accepted payment method varies;** one county's fee could not be verified and is not written.
- **We print two contradictions.** First, the discount: one agency says it also applies **to out-of-state residents**, another says it applies **only in a single county**. Second, the waiting period: the state sources recognize **no waiting period**, but a **2010** document from another county in the state states **three days.** **We take no side;** call the clerk before you fix your wedding date.
- **If you have no number, the agency's written answer exists:** under an Attorney General opinion the law **does not require having a number** to obtain a license and **applicants who have not been issued one are not required to supply one.** The field is left blank.
- **Research found no witness requirement. We do not say there is none;** the clerk's own form may ask for something different. **Notaries may solemnize a marriage**, and so may municipal court judges.
- **Birth and death certificates can be obtained from all 95 county health departments. That sentence is not built for marriage and divorce records;** for those the central office or the mail route applies.
- **The identification list favors the reader: a valid passport is enough on its own** and the list does not say a U.S. passport; an alien or resident card and an employment authorization card also count on their own. **A Social Security card is secondary only and only if signed. And the most practical way out:** if the application is **signed and notarized, no additional identification is required.**



TURKISH-SPEAKING IMMIGRATION ATTORNEY IN BRENTWOOD

Have a question about your immigration status?

Attorney Asim Clinch serves clients in Brentwood and the surrounding area, in Turkish and English.

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