

## **Title 35 Mississippi State Tax Commission**

### **Part IV Sales & Use**

#### **Sub Part 05 Services**

#### **Chapter 01 – Hotels, Motels, Mobile Home and Trailer Parks**

100 Levy

101 Miss. Code Ann. Section 27-65-23 levies a tax on the gross income of hotels, motels, tourist courts or camps and trailer parks. Tax is due at the regular retail rate.

102 (Reserved)

200 Definitions

201 Hotel or motel is defined as any establishment which is engaged in the business of furnishing one or more rooms, cottages or cabins designed for dwelling, lodging or sleeping purposes to transient persons. The terms “hotel” or “motel” also include all buildings or other structures kept, used, maintained or advertised as, or held out to the public to be, a place where sleeping accommodations are supplied for pay or other consideration regardless of the number of rooms, units, suites or cabins available. It is immaterial that cooking facilities may or may not be furnished. Hotel or motel also includes any establishment furnishing bed and breakfast accommodations to transient persons.

202 Condominium or Hotel Condominium is defined as a multi-unit facility where each unit is individually owned. Condo owners may rent out the units when not in use by the owner. The units may be rented out by the owner or placed with a management company for rental. Rentals of condominiums or hotel condominiums are taxable when such rentals are to transient persons.

203 Trailer park is defined as a park established for the purpose of accommodating travel trailers pulled either by automobiles or other type vehicles or self-propelled, which are in a travel or transient status and where utilities are connected in a temporary manner. For tax purposes, a trailer park is any one location where trailers, campers or other mobile units may be parked for a fee, either permanently or temporarily and irrespective of whether utility facilities are available. The gross income of trailer parks is subject to the regular retail rate of tax.

204 Mobile home park is defined as a park established for the primary purpose of accommodating mobile homes which are permanently located, registered with the County Tax Assessor as provided by Miss. Code Ann. Section 27-53-5, hooked up to water, sewer, gas or electric utilities with permanent meter connections which are not easily disconnected, and tied down according to regulations and other requirements. Such

facilities are considered a home and place of permanent residence. Since the statute specifically denotes "hotels, motels, tourist courts or camps and trailer parks" this tax is applicable specifically to travel or transient accommodations and not to residents of mobile homes. Sales to mobile home residents of potable water, electricity, gas or other fuel for residential use are exempt from sales tax.

- 205 (Reserved)
- 300 Gross Income
- 301 Taxable Gross Income Includes (but is not limited to) Receipts From:
1. Admissions, minimum and cover charges for entertainment
  2. Attrition fees
  3. Auto storage – parking lots
  4. Banquet meeting room revenue with or without meals
  5. Cancellation fees
  6. Coin lockers
  7. Early departure or late departure fees
  8. Guaranteed no show revenue
  9. Laundry and valet service
  10. Local telephone charges, including per call charges
  11. Long distance telephone mark-up or up-charge, or any excess charge over and above the carrier charge
  12. Marina service
  13. Packages (example: golf, honeymoon, casino)
  14. Pet charges
  15. Radios, televisions, movies including pay per view services
  16. Refrigerator or safe charges
  17. Roll away bed charges
  18. Sales and rental of tangible personal property
  19. Service charges
  20. Transient room revenue
  21. Vending machine sales (except full service vending machines)
  22. Video game rental
- 302 Non Taxable Gross Income Includes Receipts From:
1. Child care charges (does not include admissions to areas of amusements where children are kept)
  2. Coin operated amusement and music machines;
  3. Commissions included in gross income of other taxpayers;
  4. Re-billed carrier long distance telephone charges that have been taxed by the service provider
  5. Rental of stores, offices or other commercial property to non-transients
- 303 Any hotel or motel may exclude the gross income from charges for non-transient guests. The hotel must have a building(s) set separate and apart from the other buildings that is

held exclusively for long-term rental. The building must contain rooms with kitchen facilities and may not be used to provide lodging for transient persons.

- 304 For the purposes of defining non-transient guest, the guest must enter into a contract at the beginning of the stay, for a period of at least three consecutive complete months or for a minimum of ninety consecutive days.
- 305 For the purposes of this rule, a person who is renting a condominium and who has entered into a contract at the beginning of the stay for a period of at least three consecutive, complete months or for a minimum of ninety consecutive days is not considered to be a transient person and no sales tax is due.
- 306 (Reserved)
- 400 Exempt Sales
- 401 As a prerequisite to claiming the governmental exemption, the sales of property or service must be sold to, billed directly to and payment therefore made directly by the political entity and not to or through some contractor or quasi-governmental agency, and the title to the property or benefit from the service must pass to the government rather than to some beneficiary. Sales to government employees are taxable regardless of the fact that the employees may be reimbursed by the Government for the expenses incurred.
- 402 (Reserved)
- 500 Purchases
- 501 Hotels, motels, condominiums or condominium hotels must pay tax on purchases that are provided in a guest room as a part of the service of providing lodging. These purchases include items such as shampoo, soap, toilet paper, laundry bags, coffee, food, candy or other amenities. Tax is also due on purchases of linens, towels, and in room appliances. Purchases of food or beverage sold by the facility may be made exempt from tax as a wholesale sale. This includes food or beverage provided as a part of a continental breakfast.
- 502 Purchases or rentals of supplies and equipment used in the operation of the facility, such as furniture, televisions, radios, signs, janitor's supplies, office supplies, etc., are subject to the regular retail rate of sales or use tax.
- 503 Wholesale tax paid on purchases of alcoholic beverages and beer for resale may be taken as a credit against the retail sales due on the retail sales of such merchandise.
- 504 (Reserved)
- 600 Reporting Requirements

- 601 Adequate records must be maintained to substantiate tax classifications of sales and purchases.
- 602 (Reserved)
- 700 Local and Private Levies
- 701 Additional local levies may be applicable to hotels and motels depending upon where they are located in this state. The local tax shall be invoiced and collected as a separate levy and shall be reported on a separate return.
- 702 The local levy may be due on the same basis as the sales tax, or the basis may exclude specific items that are subject to the regular sales tax such as food, beverage, telephone, laundry and room rentals for day meetings. The basis for each local levy can be found in the appendix.
- 703 (Reserved)