

This is a guide on how to report, and hopefully destroy, an illegal Short-Term Rental.

It's a simple process that hinges on vigilance and reporting every violation every day you see one. Each violation can be fined up to \$500, so if you report multiple violations a day, and report multiple violations a week, the fines can accumulate quickly!

First, how do you know if an Airbnb/short-term rental is illegal? Look up the address in the city's permit database:

1. Go to: <https://bit.ly/STRdatabase>

full url: <https://data.nola.gov/Housing-Land-Use-and-Blight/Map-of-Short-Term-Rental-Licenses/j5u3-2ueh>

2. Zoom in on the map to find the property in question. License info will pop up in a window. Scroll through to see if they have current permits! Also, sometimes dots are layered on top of one another, so you have to zoom waaaaay in and click on them all to find the right one.

3. If the permit is expired, if the permit says it is "pending", or if there is no dot that corresponds to the address you're looking for, it means the STR is illegal!

4. OPTIONAL – *If you want to be absolutely 100% sure that there is no permit for the address in question, you can download all of the permits from the website and go through and search the address. You can download the data by clicking on the EXPORT button in the upper right of the web page with the maps of all STRs.*

What if the STR is permitted, but the owners are still jerks?? They might be violating the terms of their permits! Check to see:

1. How many guests re allowed to stay? If the permit says 4, but you see 8 people coming out of the house, that's a violation! Report it! If you're feeling bold, take pics of the people staying there. Photos help.

2. Do they have their permits clearly posted? If they don't, that's a violation! Report it!

3. Are they noisy, or strewing trash about? That's a violation! Report it! Take pictures or video.

4. Does the permit say Accessory STR (i.e., the owner is supposedly living there full time and renting out a room or rooms in the home or apartment), but you know for a fact they are renting the entire unit? Report it!

Find the short-term rental listing:

Try to track down the actual listing for the STR. The instructions for Airbnb can be found below, but other short-term rental booking websites like VRBO, FlipKey, and others continue to pop up where a property may be listed.

1. Go to www.airbnb.com. You will need to enter New Orleans, LA as the location and enter a date range to book a listing. They only show you listings that are available based on the range of dates you plug in- so if the Airbnb is rented for the random week you chose, it might not show up. Pick a Tuesday – Thursday stretch in a month far away when there are no holidays or special events, or select *I'm Flexible* for the check-in dates to see larger number of listings for the city.

2. Navigate the map to where the Airbnb is physically located and start moving it around to try and see if you can identify the place. Airbnb scrambles the geographic location of listings- you might have to go as far as 3-5 blocks away from where the actual house is located to find the listing, use listing photos to identify the correct property.

Be prepared to repeat this process a few times to find the listing.

3. If the STR has an expired permit or the owner attempted to get the permit and failed, start googling things that could turn up the listing. For example, if the person who tried to get the STR permit is named Madeline, and the STR is located in the Tremé, google “Madeline Airbnb Tremé New Orleans”.

Once you find the listing save the link or webpage onto your computer so you don't have to go through the headache of finding it again!

Report the Short-Term Rental:

1. Go to: <https://secure.hostcompliance.com/new-orleans-la/complaints>

2. Select the type of violation that best fits this STR, then you will be guided through a few pages where you can report the address and describe the problem. Make sure to type in all the info! You will be able to upload photos or videos as well to support your case.

3. Be sure to include the web address for the Airbnb/Vrbo/etc. listing if you found it! If you never found it, just be sure to stress why you think it's an STR. You can also just point-blank ask people coming out if it is a short-term rental.

Rinse, wash, & repeat! All of the reports are time-stamped, so you can report on Friday, Saturday, & Sunday, you can report when the guests change, you can get your neighbors to report! You can finally snitch and feel good about it! We can help to stem the tide of evictions and displacement by doing these short steps to significantly eat into the profit margins of these vulturous Airbnb proprietors. The scales of power are always tipped in favor of the owner, it's time to tip those scales back.

You can find the most up-to-date version of these instructions at: www.jpnsi.org/short-term-rentals