



**STRONG - Short Term Rental Organized Neighbors Group**

**Short Term Rental Regulations – 9 Ways to Protect New Orleans**

**1. No Residential Short Term Rentals**

STRs are fundamentally a commercial use. They should be prohibited in all other residential zoning districts city-wide to protect housing opportunities for New Orleanians at all economic levels. STRs may be considered when tied to the production of affordable housing, as in the case of the Small Multi-Family Affordable or Affordable Housing Planned Developments (limit to the same percentage of units required to be held affordable: 5% or 10%).

**2. Density Restrictions by Square in Mixed Use and Commercial Districts**

In mixed-use and commercial districts, where residential housing is a major component, strict caps on the number of STRs should be imposed by square, rather than block face. This allows for easier identification and regulation when buildings often have multiple addresses on corners. These should be restricted to 1 - 2 maximum, depending on intensity of underlying district.

**3. Expand Neighborhood Prohibitions AND Maintain Existing Prohibitions**

Historic neighborhoods throughout the city have been hollowed out by the damaging effects of STRs. Prohibitions of STRs like those of the French Quarter and Garden District neighborhoods should be expanded to other historic neighborhoods such as Marigny, Tremé, and others. These additional prohibitions will help return housing stock to the residential market and begin to reverse the corrosive effects of the past decade. The French Quarter and Garden District neighborhoods should not lose their protections. The prohibition in these two neighborhoods will continue to preserve these two National Historic Landmark Districts as viable neighborhoods. The recent ruling by the United States Court of Appeals for the Fifth Circuit does not affect the current neighborhood specific prohibitions applicable to the Garden District and areas of the French Quarter.

**4. Full time, On-site operators**

A person over the age of 18 must reside at the STR full time. This person must assume the responsibility of being the point of contact and mitigator for any disturbances emanating from the STR unit.

**5. STRs are for a natural person only**

Both the property owner and the permit holder must be a natural person and not a Limited Liability Corporation or some other incorporated entity.

**6. Enforcement & Adjudications**

Nothing works without enforcement. Increase the capacity for enforcement by making the STR office fully funded through the collections of all permit fees and fines. Increase fees for permit lapses by month. Increase the number of adjudications and have a city attorney present during the hearings to reduce city liability and subsequent lawsuits. Increase the utilization of the daily fine structure as an effective deterrent for continued violations. Public announcements of violations and scheduled adjudication hearings should be sent out via the Notice Me notification tool.

**7. Prevent the wholesale conversion of entire buildings into Hotels and STRs**

Establish a land-use mechanism within the CZO to avoid entire residential apartment and condo buildings from being converted to short term rentals. Tie any building conversions or planned adaptive reuse projects for lodging accommodations to affordable set asides utilizing the Smart Mix Mandatory Inclusionary Zoning policy currently utilized.

**8. Require Life Safety Code Adherence**

All STRs should have a proof of liability insurance up to \$1,000,000 and be equipped with sprinkler systems, exit signs, and ADA accessibility. Create an inspection system where each unit can be evaluated by a city employee with recurring inspections on a complaint-based system.

**9. Increase trash collection fees for all STR permit holders**