



## Short-Term Rentals Report on City Council Meeting October 20, 2016

On October, 20, the issue of short-term rentals was discussed and public input allowed (20 minutes each side; 1 minute per person). Procedurally, the City Council passed a Motion that is the next step in the legal regulation of short-term rentals. It is anticipated that ordinances amending Comprehensive Zoning Ordinance and creating Short-Term rental regulations will be ready to be voted on at the November 17 City Council Meeting. Until then, amendments may be suggested. Following is a preliminary report on highlights of the City Council meeting yesterday. There were many last-minute amendments, so when final documents are available, we will review.

- **Vote:** Motion passed 6-1, with Jared Brossett voting against.
- **French Quarter:** Short-term rentals prohibited in the French Quarter except in VCE district, 200 to 700 blocks of Bourbon Street.
- **Garden District & Lower Garden district:** not excluded from short-term rentals.
- No density requirements, except for Bed & Breakfasts.

### Principal Residential (“whole home”) Rentals.

- Council maintained City Planning Commission’s deletion of this Type ‘P’ license.

### **Accessory short-term rentals:**

- prohibited in French Quarter;
- homestead exemption required;
- allows maximum short-term rental of up to 90 days per year;
- owner-occupied dwelling with principal use as a permanent dwelling unit;
  - note: the word "residential" was deleted after the word "permanent"; no explanation given;
- no more than 3 guest rooms and 6 total guests for overnight paid guests,
- owner-occupied two-family dwelling in which one unit is occupied by owner,
- principal use as owner's permanent residential dwelling unit, and other unit rented with no more than 3 guest rooms and 6 total guests,
- only one accessory short-term rental permitted in any two family dwelling;
- owner shall occupy the unit and be present during the guest's stay.
- license must be posted on front façade of property.

### **Temporary Short-term rentals:**

- Prohibited in French Quarter.
- Allows whole home, condo, apartment, to be rented by "permanent residents"; owner-occupied & homestead exemption not required.
- Permanent resident not required to be present during guests stay.
- Permitted in any zoning district where dwelling units are permitted. (*opinion: basically everywhere*)
- Allowed up to 90 days per year.
- Up to 5 bedrooms, 2 guests per bedroom or 10 guests, whichever is less allowed.
- Entire dwelling can be rented.
- License must be posted on façade.

### **Commercial Short-term rentals:**

- Prohibited in the French Quarter EXCEPT in 200-700 blocks of Bourbon Street or VCE zoning district.
- Allows short-term rental as a principal use of an entire dwelling unit;
- Allowed in ALL NON-RESIDENTIAL districts
- Allows up to 5 bedrooms, 2 guests per bedroom or 10 guests, whichever is less.

**Enforcement:**

- Administration says enforcement plan is rigorous and will be effective.
- Administration says an agreement has been reached with platforms to share data with the City for enforcement purposes, but does not agree to share data with the public.
  - This agreement is verbal at this time; no signed document yet.

**Mavis Early, Executive Director**  
**GNO Hotel & Lodging Association**  
October 21, 2016