



City Planning Commission Short Term Rental Public Input Meeting

City of New Orleans
January 5, 2023

Tonight's Agenda

I. Introduction by NEO

II. CPC Presentation

- Meeting Goals
- Timeline
- ZD095-22
- ZD002-23
- M-22-485
- Next Steps

III. Q&A

Meeting Goals

The City Planning Commission is seeking the public's input on Short Term Rentals, and specifically on the request from Motion M-22-485 by City Council to propose modifications to the Short Term Rental Regulations.

The CPC provides recommendations to the City Council on land use regulations, and any changes to the Comprehensive Zoning Ordinance or the Master Plan.

Timeline

- August 29, 2022: First STR IZD Request from City Council: Motion M-22-382
- October 20, 2022: Second STR IZD Request from City Council: Motion M-22-467
- November 3, 2022: STR Regulations Study Request from City Council: Motion M-22-485
- December 13, 2022: CPC Hearing on STR IZD (ZD095-22)
- January 5, 2023: CPC Public Input Meeting on STRs (Tonight!)
- January 24, 2023: CPC Hearing on STR IZD (ZD 095-22) and STR Regulation Changes (ZD 002-23)
 - Note: Public Comment will be due to cpcinfo@nola.gov by 5:00 pm on Tuesday, January 17. The preliminary staff report will be available on Wednesday, January 18th, by 5:00 pm.

ZD095-22 - RSTR Interim Zoning District

- On August 29, 2022, the City Council passed a Motion (M-22-382) initiating an **Interim Zoning District (IZD)** prohibiting the issuance of permits and licenses for the following uses Residential Short Term Rental (RSTR) uses:
 - Residential Short Term Rental, Small
 - Residential Short Term Rental, Large
 - Residential Short Term Rental, Partial Unit
- On October 20, 2022, the City Council passed a new Motion for the same IZD (M-22-467)
- On December 13, 2022 the City Planning Commission heard the case for the IZD, and voted to defer the decision to the January 24th CPC meeting.

ZD002-23 STR Regulation Changes (M-22-485)

- On November 3, 2022, the City Council passed a Motion (M-22-485) asking for CPC to modify the STR Regulations
- The focus of this request is compliance with the US Court of Appeals for the Fifth Circuit's decision in Hignell-Stark v. City of New Orleans that renders residential Homestead Exemption requirement unconstitutional.
- CPC is crafting the text for this motion and the case will be heard at the January 24, 2023 City Planning Commission Hearing.

What does M-22-485 request?

CPC to consider:

- Additional/new prohibitions, including capping measures such as limiting the number of licenses held by a property owner, limiting the number of STRs an operator can operate, or creating restrictions based on block-face and/or neighborhood caps, spacing, or census tract;
- Adjusting oversight responsibilities currently applicable to owners and operators, including the possible shift to an on-site host requirement or allowance for an on-site operator in lieu of owner;
- Applicable regulations that may be available relative to the internet platforms that provide STR listings, including platform accountability;
- Changes to the existing STR categories and license types;
- Compliance standards;
- Requiring platforms to collect data;
- Enforcement mechanisms and penalties including the revocation of licenses and prevention of applicants' ability to apply for new licenses due to historical quality of life violations;
- Mechanisms to leverage STRs to produce and/or maintain affordable housing units;
- Possible remedies to the illegal operation of STRs;
- Removal of all references to a homestead exemption requirement for STRs;
- Whether or not all owners and/or operators be natural persons at least 18 years in age;
- Revisions to zoning districts, definitions, use permissions, and standards applicable to traditional bed and breakfasts for consistency with STRs;
- Revisions to definitions, use permissions, and standards applicable to all transient lodging for consistency with applicable zoning interpretation memoranda of the Director of the Department of Safety and Permits;
- Updates to the fee structure, including those fees applicable to guests and those applicable to STR owners and operators;
- Whether STRs are fundamentally a commercial use and should be treated in zoning as such; and
- Zoning districts where STR use is appropriate, and its designation as a prohibited, permitted, or conditional use, including the possibility of adopting total bans by zoning district, by neighborhood, or citywide.

Next Steps

- Compiling public feedback
- Coordination with internal entities: Safety and Permits, STR Administration, Legal, etc.
- Preliminary Staff Report available on January 18, 2023
- CPC Hearing on January 24, 2023

Q&A

Please add any questions or comments into the Q&A box on your screen.

Thank you!!

[City Planning - News - Short Term Rental Information - City of New Orleans
\(nola.gov\)](#)

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