

# 2018 SHORT TERM RENTAL STUDY

CITY PLANNING COMMISSION  
PUBLIC HEARING

JULY 10, 2018

# Short Term Rental Study

## July 10, 2018 Public Hearing on 2018 Short Term Rental Study

- Purpose of this public hearing is to get public input on potential changes to the STR regulations
- Staff Presentation will include:
  - History of STR Regulations
  - 2018 STR Study Timeline
  - Scope of 2018 STR Study
  - Current STR Regulations in the CZO
  - STR Data and Information
  - How to Provide Input for STR Study

# Short Term Rental Study

## History

- **August 20, 2015:** The City Council adopted Motion M-15-391 directing the City Planning Commission to conduct a study to propose Short Term Rental regulations.
- **January 26, 2016:** The City Planning Commission completed STR Study and recommended a regulatory framework to City Council.
- **May 5, 2016:** The City Council adopted Motion M-16-166 directing the City Planning Commission to consider a text amendment to implement changes to the Comprehensive Zoning Ordinance outlined in the STR Study.
- **August 9, 2016:** The City Planning Commission made a recommendation on the proposed CZO changes to implement the STR regulations.
- **December 1, 2016:** The City Council adopted the ordinance approving the proposed STR regulations in the CZO and the licensing and enforcement regulations in City Code.
- **April 1, 2017:** STR regulations went into effect and the Department of Safety and Permits started issuing STR licenses.

# Short Term Rental Study

## History

- **March 22, 2018:** The City Council adopted Motion M-18-86 directing the City Planning Commission to conduct a study to reevaluate the existing STR regulations to determine if changes are needed.
- **May 7, 2018:** Five new City Council members inducted
- **May 24, 2018:** The City Council adopted Motion M-18-194, rescinding the previous Short Term Rental Study motion, Motion M-18-86, and directing the City Planning Commission to conduct a new study with additional guidance.
- **May 24, 2018:** The City Council adopted Motion M-18-195 which created the Short Term Rental Interim Zoning District (IZD). This IZD prohibits the following uses in the Historic Core Districts, Historic Urban Districts, Central Business Districts, the MU-1 District, and the MU-2 District:
  - Any issuance or renewal of a Temporary Short Term Rental permit or license.
  - Any issuance of a Commercial Short Term Rental permit or license for STR-use on the first floor of a multi-story building that can or may contain residential uses on subsequent floors.

# Short Term Rental Study

## Process & Timeline

- The City Council adopted Motion M-18-194 on May 24, 2018, directing the City Planning Commission to conduct a public hearing and study on the existing Short Term Rental Regulations in the Comprehensive Zoning Ordinance and the correlating requirements in the City Code to determine if modifications are warranted.
  - **May 24, 2018:** Motion M-18-194 was adopted by City Council
  - **July 10, 2018:** City Planning Commission Public Hearing
  - **August 20, 2018:** Written public comment deadline.
  - **August 21, 2018:** The study will be available to the public
  - **August 28, 2018:** City Planning Commission considers the study
  - **September 11, 2018:** Last available City Planning Commission meeting prior to the study deadline
  - **September 21, 2018:** Deadline for the study and CPC recommendation to be forwarded to City Council

# Short Term Rental Study

## The Motion M-18-194 directs the City Planning Commission to:

Conduct a study on the existing Short Term Rental regulations in the CZO, and the correlating requirements in the City Code to determine if modifications are warranted, including but not limited to:

- changes to the categories (definitions);
- revisions to permissible/prohibited zoning categories;
- updates to the fee structure to more adequately address housing affordability;
- possible remedies to the illegal operation of STRs;
- adopting the use of parcels, as opposed to municipal addresses, in issuing permits and licenses;
- modifications to Commercial STR licensing regulations that would encourage the development of multi-story commercial buildings containing retail or other commercial uses on the first floor and residential uses, including Commercial STR, on subsequent floors; and
- additional/new prohibitions, if needed, including capping measures (such as limiting the number of licenses or creating restrictions based on block-face, spacing or census tract), compliance standards, the use of homestead exemptions in issuing permits and licenses, data collection, enforcement mechanisms, and any applicable regulations that may be available relative to the internet platforms that provide STR listings.

# Short Term Rental Study

**The Motion M-18-194 directs the City Planning Commission to:**

The City Planning Commission should analyze similarly situated cities' regulations, including on platform accountability, to guide potential amendments, including but not limited to:

- The City of Charleston, which utilized the creation of a “Short Term Rental Overlay Zone” to limit the locations and neighborhood whereby an STR license can be obtained;
- The City of Nashville, which has only two categories of STR, STR-owner-occupied and STR-not-owner-occupied, and limits STR-not-owner-occupied to commercial areas;
- The City of Austin, which is phasing out “type 2” licenses (i.e. not owner occupied and not associated with an owner-occupied principal residential unit) by April 1, 2022; and
- The City of Savannah, which limits STR to mixed-use zoning districts.

# Short Term Rental Study

## Current Regulations for Short Term Rentals in the Comprehensive Zoning Ordinance

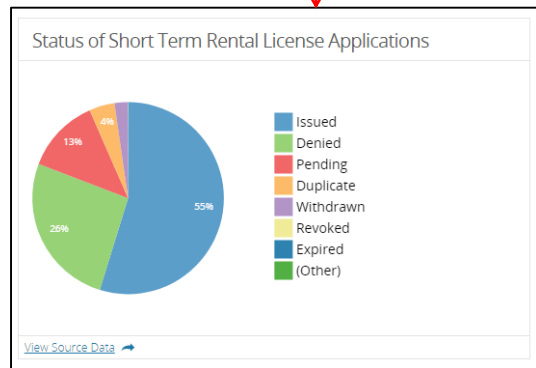
- Short term rental regulations in the CZO were adopted by City Council Ordinance No. 27,209 MCS on December 1, 2016, with the regulations going into effect on April 1, 2017.
- The following three types of STRs were established:
  - Accessory – For owner-occupied dwellings, where either the property owner rents out up to three bedrooms in his or her dwelling units or rents out the other half of a two-family dwelling.
  - Temporary – Any dwelling units in residential or commercial district that can be rented out on a short term basis up to 90 days per year.
  - Commercial – Dwelling units in non-residential districts where there is a limit of 5 guest rooms but no limit on the number of nights per year.
- On May 24, 2018, City Council adopted the Short Term Rentals Interim Zoning District, which prohibited the following STR types in the Historic Core Districts, Historic Urban Districts, Central Business Districts, and the MU-1 & MU-2 Districts:
  - Any issuance or renewal of a Temporary Short Term Rental permit or license.
  - Any issuance of a Commercial Short Term Rental permit or license for STR-use on the first floor of a multi-story building that can or may contain residential uses on subsequent floors.



# Short Term Rental Study

## Short Term Rentals Information - <https://nola.gov/str>

- Violation Reporting
- Individual STR License Info
- Data & Trends for STR Licenses
- STR Regulations



**Issued Short-Term Rental Licenses**

- License Number: 17STR-07114
- Address: 5340 Marigny St
- License Type: Accessory STR
- Current Status: Issued
- Expiration Date: 2019-04-19 14:04:41.000
- Bedroom Limit: 1
- Guest Occupancy Limit: 2
- Contact Name: Rick White

### Report a Violation

Reporting a possible violation

Complaints or concerns about construction or use of a property can be submitted through this web-form. We encourage you to visit [onestopapp.nola.gov](https://onestopapp.nola.gov) to search the City's permitting and licensing database to find out if there are any active approvals which may provide additional information.

Items marked in **red** are required.

Would you like to be contacted regarding this violation?  Yes  No

**Date of Violation:**

**Time of Violation:**

**House Number:**

**Street Name:**

**Type:**

- Short Term Rental
- Zoning
- Work without a Permit
- Junk Vehicle (on private property)
- Construction Dumpster in the Street

**Description:**

Describe the violation using details

Upload Document/Photo:  No file chosen

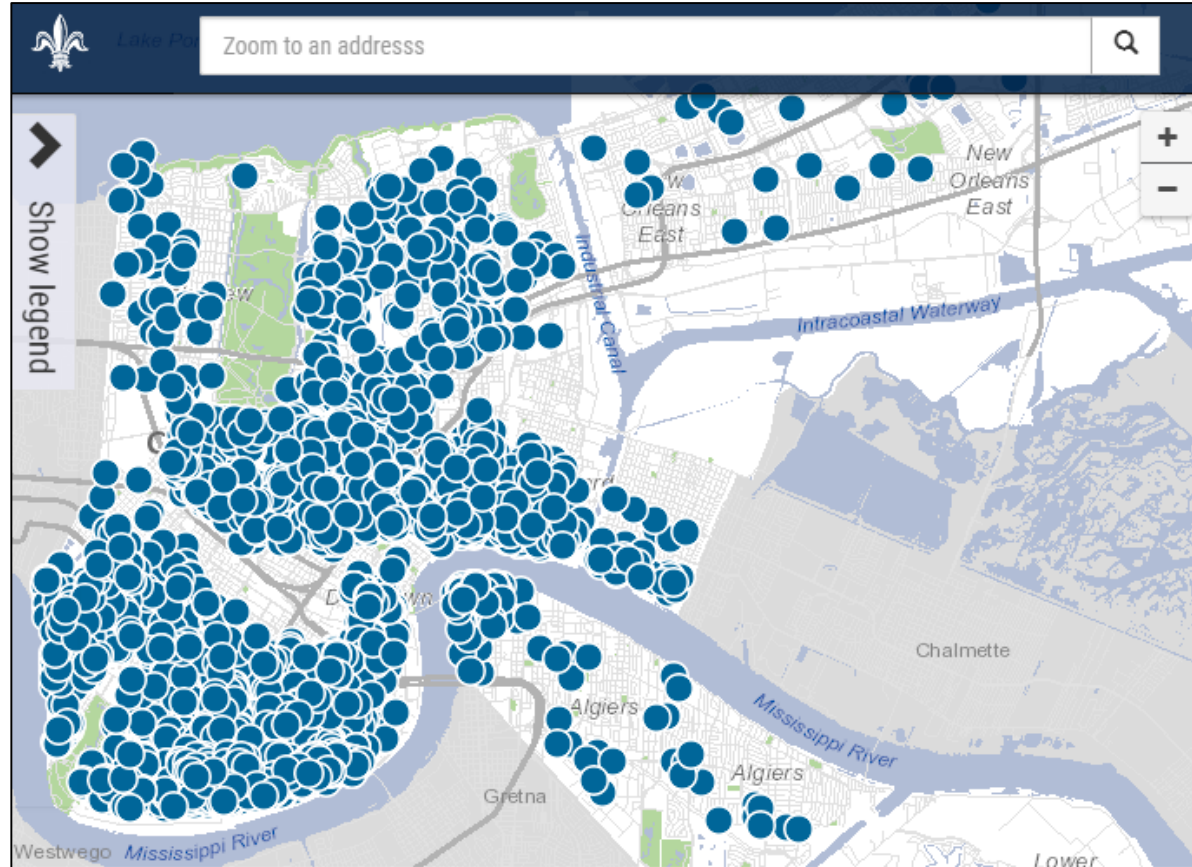
### STR License Types. [Download the regulation brochure](#)

Type	Applicant	License duration	Fee
<b>Commercial</b> Owner/tenant cannot occupy	<b>Property owner</b> individual or organization	Year-round	\$500/unit
<b>Temporary</b> Owner/tenant cannot occupy	<b>Property owner</b> Individual or organization <b>Tenant</b> With letter from owner	90-days Continuous or must apply for additional license if separate time during the year	\$150/unit or \$50 if an owner with Homestead Exemption
<b>Accessory</b> Single or double unit only Owner must live on-site	<b>Property owner</b> Individual with Homestead Exemption only	Year-round	\$200

# Short Term Rental Study

## Short Term Rentals By the Numbers:

- As of March 31, 2018, Safety and Permits has issued 4,477 STR licenses for the following STR types:
  - Accessory – 1,257 (28%)
  - Temporary – 2,368 (53%)
  - Commercial – 852 (19%)



Source: Safety and Permits - <https://nola.gov/str>

# How to Provide Input

**August 20, 2018 at 5pm** is the deadline for written comments. Written comments should be addressed to the Executive Director of the City Planning Commission. Written comments can be made on City Planning Commission's website (<https://nola.gov/cpc>) at the following link:

<https://nola.gov/city-planning/major-studies-and-projects/2018-short-term-rental-study/public-comment/>

Written comments can also be emailed to [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov) or mailed or hand delivered to the following address:

City of New Orleans  
City Planning Commission  
c/o Executive Director Robert Rivers  
1300 Perdido Street, 7th Floor  
New Orleans, LA 70112

- As deemed necessary to complete the study, the City Planning Commission staff will hold meetings with various individuals and groups to receive additional information. A list of these meetings will be included in the final Short Term Rental Study.
- There will also be an opportunity for public comments at the Regular City Planning Commission meeting on Tuesday, **August 28, 2018 at 1:30pm**. The City Planning Commission will likely take action on the Short Term Rental Study at that meeting (September 11, 2018 is the final CPC meeting prior to the deadline).

# How to Provide Input - <https://www.nola.gov/cpc>

- City Planning Commission
- Announcements
- Master Plan
- Master Plan Amendments
- Comprehensive Zoning Ordinance (CZO)
- Property Viewer
- Calendars & Agendas
- Previous Commission Meetings Calendar
- Applications
- Capital Improvement Plan
- Public Participation and Work Plans
- Major Studies and Projects
- Affordable Housing Impact Study
- Aljers Multi-Family Housing Zoning Standards Study
- Hazardous Sites Inventory - Environmental Study
- Honorary Street Name Study
- Main Street Resilience Plan
- Neighborhood Participation Program Study
- New Local Historic Districts Proposal
- Riverfront Overlay Study
- 2018 Short Term Rental Study
- Notices & Agendas
- Reports and Presentations
- Public Comment

## 2018 Short Term Rental Study

On March 22<sup>nd</sup>, 2018 the City Council directed the City Planning Commission to conduct a follow-up study of the City's short term rental regulations. The Council stated in its motion that almost a year has passed since the Short Term Rental regulations have become effective, providing sufficient data to analyze Short Term rental laws to determine community impact.

The City Planning Commission is directed to conduct a study on the existing Short Term Rental regulations in the Comprehensive Zoning Ordinance, and the correlating requirements in the City Code, to determine if any modifications are warranted, and to recommend changes that better guide the regulations. The CPC will analyze the existing regulations as well as other regulations in similarly positioned cities to guide potential amendments, which may include but are not limited to:

- block face minimums
- spacing requirements
- density caps
- licensure caps
- homestead exemptions
- definitions
- use permissions
- use standards
- fees
- compliance standards
- enforcement mechanisms

The City Planning Commission will update this page regularly with important information about the study. Please select the buttons below to view study materials.

- Notices & Agendas
- Reports and Presentations
- Public Comment
- Short Term Rental Administration



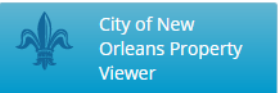
**Contact Us**  
1300 Perdido St, 7th floor  
New Orleans, LA 70112

**Hours of Operation:**  
Monday-Thursday  
8:00am-5:00pm

Friday  
8:00am-3:30pm

**Phone:** (504) 658-7033  
**Fax:** (504) 658-7032  
**Email:** [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)

Click [here](#) for full contact information.



**Upcoming Events**  
There are no upcoming events.

## 2018 Short Term Rental Study - Public Comment

**DISCLAIMER:**  
ALL public comments on this page are public record and will be viewable to the public. This comment page is for the CPC's 2018 Short Term Rental Study and is not to be used for the purposes of enforcement. For more information about the application and enforcement of current short term rental regulations, please visit the City's [Short Term Rental Administration](#) page. Comments made on this page will be submitted to the City Planning Commission one week prior to its public hearing on the study, and also with study materials transmitted to the City Council. The City Planning Commission is not responsible for any comments, and any submissions containing profanity or threats will be removed from this webpage.

Fields marked with \* are required.

### Submit Public Comment

Name\*:

Email\*:

Do you have a New Orleans address?:  Yes  No

**B I**

Comment:

body

# Public Comment

In summary, public comments are due by August 20, 2018 by 5pm & can be submitted:

**On CPC's website:**

<https://nola.gov/cpc> through "Major Studies & Projects" at the "2018 Short Term Rental Study" page or directly at this link:

<https://nola.gov/city-planning/major-studies-and-projects/2018-short-term-rental-study/public-comment/>

**By email to:**

[cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)

**By mail to:**

City of New Orleans

City Planning Commission

c/o Executive Director Robert Rivers

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