City of New Orleans
Mayor LaToya Cantrell

City of New Orleans Healthy Homes Program

Information on the Healthy Homes Program can be found online at ***https://nola.gov/next/healthy-homes***
Scan QR code here to view.

Minimum Rental Standards

A rental housing unit leased for occupancy in Orleans Parish shall comply with the following standards:

(a) Each rental housing unit shall have an operable fire and smoke detection system and alarm. A system with missing or expired batteries shall still be deemed operable if it functions properly when new batteries are inserted. Carbon monoxide detection with long-life sealed batteries must also be provided.

(b) Each rental housing unit shall contain one or more bathtubs or showers, lavatories, flush-type water closets or toilets, and kitchen sinks. All such plumbing fixtures shall be maintained in a sanitary and good working condition and shall be properly connected to the public sewer system or to an approved private system if the public system is not available.

(c) All kitchen sinks, lavatories, bathtubs and showers shall be supplied with hot and cold running water and shall be otherwise operable.

(d) Water heating facilities shall be in good working condition, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, and shower at a minimum temperature of 110 degrees Fahrenheit.

(e) Each rental housing unit shall have heating facilities in good working order that can safely maintain a minimum room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

(f) Each rental housing unit shall have a cooling system in good working order that can safely maintain a maximum temperature of 80 degrees Fahrenheit in all bedrooms, measured at a point three feet above the floor and two feet from exterior walls.

(g) Each rental housing unit shall have a properly maintained electrical system, which shall be in a safe working condition and capable of performing its intended function.

(h) If provided by the lessor, all mechanical appliances, operative fireplaces, solid-fuel-burning appliances and cooking appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

(i) Roofs, windows, and exterior doors must be adequate to prevent dampness or deterioration in the walls or interior portions of the rental housing unit. No evidence of mold shall be present on the interior of the unit. The roof and flashing shall be sound, tight and free of defects that admit rain.

(j) All interior surfaces shall be maintained free of significant cracking, decaying or other defective surface conditions. Holes in interior walls and floors shall be sealed as necessary.

(k) Each rental housing unit and its exterior property shall be kept free from visible rodent harborage and infestation.

New Orleans City Code Sec. 26-656. (M.C.S., Ord. No. 29239, § 1, 11-3-22; M.C.S., Ord. No. 30078, § 1, 10-10-24)