

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

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DIRECTOR

ZONING INTERPRETATION MEMORANDUM

Memorandum Z-17-05

DATE: March 24, 2017

FROM: Jared E. Munster, Ph.D., Director

RE: Definition of “party of guests” relative to Sections 20.3.LLL.1.d, 21.6.II.1.d, and 21.8.C.14.a (5) of the Comprehensive Zoning Ordinance.

Pursuant to the Comprehensive Zoning Ordinance, licensed Short Term Rentals are limited to a single “party of guests” per dwelling unit. As the Comprehensive Zoning Ordinance does not provide a definition for the terms “party” or “party of guests” within Chapter 26, the Ordinance dictates that these terms shall be “interpreted in accordance with the definitions considered to be normal dictionary usage” (Sec.26.2.F).

In evaluating the normal dictionary usage of these terms, the term “party” is defined as “a group of people who have gathered to participate in an activity.” By expanding the term to “party of guests” this serves to modify the standard definition of “party” to specify that the activity for which people have gathered is to be collectively considered a single collective unit for purposes of renting a dwelling unit licensed as a Short Term Rental.

The restriction found in Sections 20.3.LLL.1.d, 21.6.II.1.d, and 21.8.C.14.a (5) is intended to restrict rental of a Short Term Rental to one singular “party” on a given booking date, prohibiting the rental of one Short Term Rental unit to multiple individuals or parties on the same, or overlapping nights. The definitional standards of “Short Term Rental, Accessory,” “Short Term Rental, Temporary,” and “Short Term Rental, Commercial” clearly contemplate this application of the term “party of guests” in that, with the exception of an Accessory Short Term Rental which may be a shared space with the owner-occupant, all definitional standards refer to rental of an entire dwelling unit.

For the purposes of use within the Comprehensive Zoning Ordinance, the term “party of guests” shall be defined as follows:

An individual or group renting or seeking to rent a Short Term Rental in its entirety. When occupied by a party of guests, the Short Term Rental shall not be separately rented to any other individual or party of guests.

