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The original instrument and the following digest, which constitutes no part of the legislative instrument, were prepared by Morgan B. Robertson.

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DIGEST

SB 375 Original

2020 Regular Session

Cloud

Proposed law prohibits a person who offers, rents, or leases a property for long-term residential rental purposes from being required to register or to register the property with a political subdivision.

Proposed law prohibits a political subdivision from requiring people who offer, rent, or lease a property for long-term residential rental purposes to obtain a license as a prerequisite to offering the property.

Proposed law prohibits a person who manages a property for long-term residential rental purposes from being required to register or register the property with a political subdivision.

Proposed law prohibits a political subdivision from requiring people who manage long-term residential rental property to obtain a license as a prerequisite to offering the property.

Proposed law prohibits a political subdivision from doing any of the following:

- (1) Requiring registration as a condition of offering the property for long-term residential rental purposes.
- (2) Requiring a license as a prerequisite to or requirement of offering property for long-term residential rental purposes.
- (3) Adopting, enforcing, or amending any ordinance that requires an owner or manager of long-term residential rental property to obtain a permit or permission to rent the property.
- (4) Requiring that an owner or manager of long-term residential rental property enroll or participate in any governmental program as a condition of obtaining a certificate of occupancy.
- (5) Levying a special fee or tax on long-term residential rental property that is not also levied against other commercial or residential properties.
- (6) Requiring any owner or manager of long-term residential rental property to submit the property for an inspection before receiving any utility service provided by any political subdivision.

Proposed law prohibits a political subdivision from inspecting a property for any code violation or any other purpose because it is utilized or offered as long-term residential rental property.

Proposed law does not relieve a person or property owner of the following:

- (1) Obtaining a building permit when required for an addition or renovation of a property offered for long-term residential rental purposes.
- (2) If acting as an adult residential care provider, obtaining a license from the Louisiana Department of Health pursuant to R.S. 40:2166.1 et seq.
- (3) If acting as a specialized provider of child-placement, maternity home, or a residential home, obtaining a license from the Department of Children and Family Services pursuant to R.S. 46:1401 et seq.
- (4) Any requirement of the federal government to register a property with a governmental entity as required by federal law, rule, or regulation.

Proposed law provides definitions and defines "political subdivision" to include parishes and municipalities.

Effective August 1, 2020.

(Adds R.S. 51:466)