



# Whole-Home, Whole-Community

## New Orleans Short-term Rental Policy Solutions

HomeAway believes that effective short-term rental policies are achieved through compromise and collaboration, not with bans or onerous restrictions. Over the last several months the HomeAway team has met with hundreds of short-term rental homeowners and managers, local housing affordability voices, policymakers and neighbors to hear their concerns and better understand what community members feel a fair compromise could look like. We believe the following plan could inform a comprehensive and enforceable policy that works for all. HomeAway remains committed to an open dialogue with community members in the weeks and months ahead.

### I. Preserving Neighborhood Character and Continuity

- **Nuisance**
  - ✓ Require response by responsible party within one hour of notification
  - ✓ Require responsible party reside/office in Orleans Parish or immediately adjacent parish
  - ✓ Require a noise mitigation plan for each rental
  - ✓ Increase fines for non-compliance
- **Non-resident Owners**
  - ✓ Cap the number of permits at two per non-resident owner
  - ✓ Allow residents the opportunity to obtain additional permits with proof of residency

### II. Protecting Neighborhoods from Over Saturation of Short-term Rentals

- **Density/ Clustering**
  - ✓ Limit STRs to two per block-face
  - ✓ Limit the number of STRs per census tract/zip code to 3% of overall housing units
  - ✓ Lift the ban in French Quarter to alleviate demand in adjacent neighborhoods
- **Proliferation**
  - ✓ Cap permits at 6,000
  - ✓ 3% of overall housing units citywide

### III. Helping Address Community Affordable Housing Challenges

- **Dedicated Fee**
  - ✓ Increase per night fee to 2% of total lodging cost\*
  - ✓ Expand fee to apply to all lodging accommodations
- **Streamline Collection and Remittance**
  - ✓ Make fee easier to remit by providing an online payment option
  - ✓ Dedicate 100% of NHIF funds to affordable housing new construction and rehab

### IV. Blight to Bright – Supporting Sustainable, Long-term Growth

- **Special Blighted Property Permit**
  - ✓ Exempt blighted, uninhabited properties from STR limitations to incentivize investment
  - ✓ Establish expiration for blighted property permit after five years

\*Based on averages presented in a [recent study](#) by the University of New Orleans, assuming short-term rental activity remains constant, the City of New Orleans could collect **\$20.6 million per year** in fees with a 2% assessment of the total lodging rate.

To learn more or connect with HomeAway Government & Public Affairs directly, please feel free to contact

[GovernmentRelations@HomeAway.com](mailto:GovernmentRelations@HomeAway.com).

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