

SENATE RESOLUTION NO. 149

BY SENATOR BARROW

A RESOLUTION

To continue and provide for the Task Force on Prevention of Human Degradation and Exploitation of Vulnerable Individuals in Community-Based Residential Settings.

WHEREAS, through Senate Resolution No. 23 of the 2018 Second Extraordinary Session, the Senate formed a task force to study and make recommendations relative to current and proposed regulations necessary to protect nonrelated individuals residing in a single dwelling from a property owner or landlord who acts without regard to basic rights and responsibilities owed to his tenants; and

WHEREAS, after months of research and numerous public meetings, Senate Bill No. 218 of the 2019 Regular Session of the Legislature was filed to establish a minimum standard for shared housing establishments, which included certain residency prohibitions that were suggested to be in violation of the Fair Housing Act, 42 U.S.C. 3601 et seq.; and

WHEREAS, in an effort to clarify that Senate Bill No. 218 was not intended to discriminate against any resident, it was amended in the Senate Committee on Health and Welfare to establish a rental housing registry and apply to all rental properties regardless of the unique characteristics of its residents; and

WHEREAS, this equal application to all rental properties drew insurmountable opposition from landlords and property owners who would be subject to the rental housing registry; and

WHEREAS, after meeting with the opposition and sincerely attempting to address expressed concerns, Senate Bill No. 218 was amended on the Senate floor to limit the requirement of the rental housing registry to single-family dwellings that were rented to four or more unrelated adults, to exempt apartments, complexes, and residential dwellings licensed by the Louisiana Department of Health and the Louisiana Department of Children

and Family Services, and to place all authority for implementation and enforcement with the parish and municipal governing bodies to be accomplished by local ordinance; and

WHEREAS, even with these significant changes to Senate Bill No. 218, the opposition was unwavering, and due to the short nature of a regular fiscal legislative session, time did not allow for further negotiation; and

WHEREAS, the Task Force on Prevention of Human Degradation and Exploitation of Vulnerable Individuals in Community-Based Residential Settings was continued and otherwise provided for by Senate Resolution No. 203 of the 2019 Regular Session of the Legislature, recreated by Senate Resolution No. 52 of the 2020 Second Extraordinary Session of the Legislature, and continued by Senate Resolution No. 120 of the 2021 Regular Session and Senate Resolution No. 217 of the 2022 Regular Session of the Legislature; and

WHEREAS, the Task Force on Prevention of Human Degradation and Exploitation of Vulnerable Individuals in Community-Based Residential Setting seeks to conclude the study and make recommendations to the Senate with a legal and fair solution that works for all to the problem of unregulated rental housing.

THEREFORE, BE IT RESOLVED that the Senate of the Legislature of Louisiana does hereby continue and provide with respect to the Task Force on Prevention of Human Degradation and Exploitation of Vulnerable Individuals in Community-Based Residential Settings created by Senate Resolution No. 23 of the 2018 Second Extraordinary Session of the Legislature, continued by Senate Resolution No. 203 of the 2019 Regular Session of the Legislature, recreated by Senate Resolution No. 52 of the 2020 Second Extraordinary Session of the Legislature, and continued by Senate Resolution No. 120 of the 2021 Regular Session and Senate Resolution No. 217 of the 2022 Regular Session of the Legislature.

BE IT FURTHER RESOLVED that the current members of the task force shall continue with their service.

BE IT FURTHER RESOLVED that the task force shall continue to conduct the study with the same focus as set forth in its original charge and continued in the subsequent Senate Resolutions.

BE IT FURTHER RESOLVED that the task force shall meet as often as is necessary to fulfill its mission, and shall submit a report, including any legislative proposal, to the Louisiana Senate on or before March 1, 2024.

BE IT FURTHER RESOLVED that the task force shall terminate on July 1, 2024.

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the secretary of the Louisiana Department of Health, the state health officer, the director of the health standards section within the Louisiana Department of Health, the director of the adult protective services section within the Louisiana Department of Health, the secretary of the Department of Children and Family Services, the attorney general, the state fire marshal, the executive director of the Louisiana Municipal Association, the executive director of the Police Jury Association of Louisiana, the executive director of the Advocacy Center of Louisiana, the executive director of the Louisiana Sheriffs' Association, the executive director of the Louisiana District Attorneys Association, the president of the Building Officials Association of Louisiana, the executive director of the Apartment Association of Louisiana, Inc., the executive director of the Louisiana Home Builders Association, the executive director of the Louisiana Housing Corporation, the executive director of the Greater New Orleans Fair Housing Action Center, the president of the Louisiana Hospital Association, and the executive director of the Voice of the Experienced.

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PRESIDENT OF THE SENATE