

SENATE COMMITTEE AMENDMENTS

2025 Regular Session

Amendments proposed by Senate Committee on Judiciary A to Original Senate Bill No. 225  
by Senator Duplessis

AMENDMENT NO. 1

On page 1, line 2, delete "to provide relative to short-term rentals;"

AMENDMENT NO. 2

On page 1, line 3, delete "and short-term rental structures"

AMENDMENT NO. 3

On page 1, delete lines 15 through 17 and insert the following:

**"(1) "Dwelling unit" means a room or group of rooms providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons.**

**"(2) "Guests" means one or more persons who occupy a dwelling unit pursuant to a short-term rental.**

**"(3) "Person" means an individual, firm, corporation, partnership, limited liability company, trust, association, or any other business entity or juridical person, whether operating on a for-profit or nonprofit basis.**

**"(4) "Short-term rental" means the provision of a dwelling unit, or any portion thereof, to guests for a period of less than thirty consecutive days in exchange for money or other valuable consideration."**

AMENDMENT NO. 4

On page 2, line 3, after "**law**" insert the following:

**", or any other property use explicitly exempted by applicable local ordinance"**

AMENDMENT NO. 5

On page 2, delete lines 4 through 23 and insert the following:

**"B. No person shall provide a short-term rental without the required license or permit, if applicable, or in violation of any applicable local zoning, land use, property use, or related regulatory ordinance.**

**C.(1) A civil action for relief as provided in this Subsection may be brought against the person providing the short-term rental in violation of this Section by the following parties:**

**(a) A person owning or leasing immovable property located within five hundred feet of the short-term rental.**

**(b) A nonprofit neighborhood association with one or more members residing within five hundred feet of the short-term rental.**

**(c) A nonprofit housing or lodging trade association, with one or more members operating a place of business located within five hundred feet of the short-term rental.**

**(d) An historic, economic development, crime prevention, development, or management district that is a political subdivision of the state whose boundaries encompass the short-term rental.**

**(2) Appropriate relief to prevent a violation of this Section in a civil action brought against the person providing the short-term rental shall include injunctive or declaratory relief, a protective order or prohibition, or writ of mandamus.**

**(3) A person bringing a civil action against the provider of a short-term rental pursuant to this Section may be entitled to recover, at the discretion of the court, attorney fees and costs."**

1    AMENDMENT NO. 6

2    On page 2, line 24, after "D." insert "(1)"

3    AMENDMENT NO. 7

4    On page 2, delete lines 26 through 29 and insert the following:

5                    "(a) Provide written notice of the violations alleged pursuant to  
6                    Paragraph B of this Section to the defendant and the local governing authority  
7                    code enforcement or zoning department.

8                    (b) Allow sixty days from the date of delivery of the written notice to the  
9                    local governing authority.

10                   (2) The plaintiff may bring the cause of action if the local governing  
11                   authority fails to address the violations."

12   AMENDMENT NO. 8

13   On page 3, delete lines 1 through 9, and insert the following:

14                   "E. In accordance with Civil Code Article 3493.1, the cause of action created  
15                   by this Section is subject to a liberative prescription of two years from the date the  
16                   plaintiff became aware of the violation of this Section."