

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) A 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."