

2026 Regular Session

HOUSE RESOLUTION NO. 217

BY REPRESENTATIVE KNOX

HOUSING: Requests the Louisiana State Law Institute to conduct a comprehensive study on the implications of rent stabilization policies

1 A RESOLUTION

2 To urge and request the Louisiana State Law Institute to conduct a comprehensive study on  
3 rent stabilization policies.

4 WHEREAS, renters in Louisiana face a shortage of affordable and available homes;  
5 and

6 WHEREAS, according to the U.S. Department of Housing and Urban Development  
7 guidelines, housing is considered "affordable" when a renter pays thirty percent or less of  
8 his income on housing and utility costs combined, and renter households are considered  
9 "cost burdened" when they spend more than thirty percent of their income on rent and  
10 utilities; and

11 WHEREAS, the Louisiana State University at Shreveport (LSUS) Center for  
12 Business and Economic Research conducted a study on rental housing affordability in  
13 Louisiana in 2024 and determined that there are 266,218 cost burdened households out of  
14 587,728 rental households in the state; and

15 WHEREAS, according to the same LSUS study, thirty-five percent of the state's cost  
16 burdened renter households are located in the New Orleans-Metairie-Slidell area, nearly  
17 seventeen percent are located in Baton Rouge, and roughly twelve percent are located in  
18 Shreveport-Bossier City; and

19 WHEREAS, more than fifty percent of the total renter households in the New  
20 Orleans-Metairie-Slidell and Shreveport-Bossier City Areas are cost burdened; although cost

1 burdened households are found at all income levels, they are most concentrated in the  
2 extremely low, very low, and low-income categories; and

3 WHEREAS, the lack of affordable or affordable and available rental units is largely  
4 responsible for the proliferation of cost burdened rental households; no region in the state  
5 has adequate affordable and available units for extremely low and very-low income renter  
6 households; and

7 WHEREAS, rental costs have increased at a much higher rate than income,  
8 especially among low-cost rental units, and there exists a higher demand for rental housing  
9 and a loss of low-cost subsidized and naturally occurring affordable rental housing units; and

10 WHEREAS, natural disasters create shortages of rental housing, which causes a spike  
11 in rental costs and leaves evicted and displaced residents incapable of finding new homes;  
12 and

13 WHEREAS, in 2009, the National Coalition for the Homeless reported that forty-one  
14 thousand rental units for low income citizens were lost following Hurricane Katrina; when  
15 these rental units were restored, the average price of rent was raised from four hundred sixty-  
16 one dollars to eight hundred thirty-six dollars, which forced many individuals into  
17 homelessness; and

18 WHEREAS, local and state lawmakers around the United States have made efforts  
19 to pass "rent stabilization" laws, or "anti-rent gouging" laws; these laws place limits on the  
20 amount that a landlord or property owner can raise rents within a specified time frame,  
21 including during declared states of emergency, and seek to ensure that tenants are not  
22 displaced from their homes due to increasing rental costs; and

23 WHEREAS, the Louisiana Legislature has made previous efforts to address housing  
24 affordability and availability and protect renters from unreasonable rent increases, and it is  
25 important to build on these efforts by incentivizing developments that expand the availability  
26 of affordable rental housing units throughout the state.

27 THEREFORE, BE IT RESOLVED that the House of Representatives of the  
28 Legislature of Louisiana does hereby urge and request the Louisiana State Law Institute to  
29 conduct a comprehensive study, in consultation with the Louisiana Housing Corporation,  
30 Louisiana REALTORS, the Apartment Association of Louisiana, Housing Louisiana, the

1 Louisiana Home Builders Association, the Louisiana Mortgage Bankers Association, and  
2 the Property Insurance Association of Louisiana, on rent stabilization policies.

3 BE IT FURTHER RESOLVED that the study shall identify and evaluate the current  
4 rental housing supply in Louisiana, the cost of construction for new rental housing  
5 developments, the costs associated with insuring rental housing developments, property tax  
6 and federal rental income tax obligations for owners of rental properties, and financing costs  
7 for rental housing developments.

8 BE IT FURTHER RESOLVED that the study shall include, but not be limited to, a  
9 balanced review of the documented benefits and drawbacks of rent stabilization policies in  
10 other states, including the following:

11 (1) Identification and evaluation of the effects of rent stabilization policies on  
12 affordable rental housing supply and development activity.

13 (2) Identification and evaluation of the impacts of rent stabilization policies on rental  
14 pricing across regulated and unregulated units.

15 (3) Analysis of the impacts of rent stabilization policies on the maintenance of  
16 existing rental units.

17 (4) Estimation of administrative and compliance costs associated with rent  
18 stabilization policies.

19 (5) Analysis of the effects of rent stabilization policies on disaster recovery and  
20 housing availability following major emergency events.

21 (6) Analysis of the effects of rent stabilization policies on long-term housing market  
22 behavior.

23 (7) Identification and evaluation of alternatives to rent stabilization policies,  
24 including disaster-specific consumer protection policies, voucher and rental-assistance  
25 programs, and policies that encourage new development and preservation of existing housing  
26 stock.

27 BE IT FURTHER RESOLVED that the Louisiana State Law Institute shall report  
28 its findings and recommendations, including any proposed legislation, to the House  
29 Committee on Municipal, Parochial and Cultural Affairs and the Senate Committee on Local  
30 and Municipal Affairs no later than March 1, 2027.

DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

---

HR 217 Original

2026 Regular Session

Knox

Requests the La. State Law Institute to conduct a comprehensive study on rent stabilization policies.