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The original instrument and the following digest, which constitutes no part of the legislative instrument, were prepared by Senate Legislative Services. The keyword, summary, 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)]

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	DIGEST	
SB 225 Original	2025 Regular Session	Duplessis

Proposed law provides the following definitions in proposed law:

- (1) "Short-term rental" means the rental of all or any portion of a residential dwelling unit for dwelling, lodging, or sleeping purposes to one party, with a duration of occupancy not to exceed 29 consecutive days. "Short-term rental" does not include hotels, motels, bed and breakfasts, and other property uses explicitly defined and regulated by any other provision of present law.
- (2) "Short-term rental structure" means a building which may have previously been used as a one- or two-family dwelling but is rented from the owner of the structure by an unknown number of persons for a period of time not to exceed 29 days.

Proposed law provides that no person or entity shall operate a short-term rental or short-term rental structure without an occupational license or in violation of local planning and zoning ordinances.

Proposed law provides that any natural person with a homestead exemption located within 300 feet of the short-term rental or short-term rental structure, a non profit organization representing an affected neighborhood located within 1,000 feet of the short-term rental or short-term rental structure, or a nonprofit organization representing a hotel and lodging provider located within 1,000 feet of the short-term rental or short-term rental structure where the violation occurs, shall have a cause of action against a person or entity that violates the provisions of proposed law for any appropriate relief, including the following:

- (1) Injunctive relief, protective order or prohibition, writ of mandamus, or declaratory relief to prevent any violation of proposed law.
- (2) Forfeiture to the plaintiff of revenues earned by the person or entity from the short-term rental or short-term rental structure in violation of proposed law.

Proposed law provides that prior to bringing the cause of action provided for in proposed law, the plaintiff shall:

- (1) Demonstrate that the defendant is engaged in commercial activity and that the defendant has committed a zoning infraction.
- (2) Provide written notice to the defendant and the city of the alleged violations.

- (3) Request in writing that the city or applicable local government agency enforce the zoning ordinance.
- (4) Allow 90 days from the date of delivery of written notice of the violation to the defendant for the defendant to cure the alleged violation and the city for the city to enforce the zoning ordinances.

Proposed law provides that the cause of action created by proposed law is subject to a liberative prescription of two years in accordance with present law (C.C. Art. 3493.1).

Proposed law further provides that proposed law shall terminate at midnight on December 31, 2028.

Effective August 1, 2025.

(Adds R.S. 9:3258.2)