
DIGEST

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HB 518 Engrossed

2024 Regular Session

Knox

Abstract: Prohibits booking agents from booking short-term rentals at property that is not in compliance with local ordinances regulating short-term rentals; provides for civil penalties for violations.

Proposed law prohibits a booking agent from booking a short-term rental at a property that is not in compliance with a municipal or parish ordinance that establishes restrictions on or regulations of short-term rentals. Provides that a booking agent who violates proposed law is subject to a civil penalty of up to \$1,500 per transaction.

Proposed law authorizes the local district attorney to conduct an investigation of an alleged violation and initiate a civil action to assess civil penalties. Requires the district attorney to provide the booking agent with at least 30 days to cease booking short-term rentals in violation of proposed law. Provides that the booking agent may be liable for all costs, expenses, fees related to investigations and proceedings associated with the violation, including attorney fees, and legal interest.

Proposed law provides that the district attorney shall distribute the fines collected to the housing authority with jurisdiction where the violation occurred. The fines shall be used for affordable housing or infrastructure or alleviating homelessness.

(Amends the title of Chapter 2-A of Title 21 of L.R.S.; Adds R.S. 21:62)

Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Commerce to the original bill:

1. Remove the attorney general from those who can pursue a civil fine.
2. Remove the designation of fines to the Main Street Program and instead distribute them to the local housing authority for affordable housing or infrastructure or alleviating homelessness.
3. Delete the Short-term Rentals Violation Fund.