

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

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

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

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

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

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

25 THEREFORE, BE IT RESOLVED that the House of Representatives of the
26 Legislature of Louisiana does hereby urge and request the Louisiana State Law Institute to
27 conduct a comprehensive study, in consultation with the Louisiana Housing Corporation,
28 Louisiana REALTORS, the Apartment Association of Louisiana, Housing Louisiana, the
29 Louisiana Home Builders Association, the Louisiana Mortgage Bankers Association, and
30 the Property Insurance Association of Louisiana, on rent stabilization policies.

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

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

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

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

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

15 (4) Estimation of administrative and compliance costs associated with rent
16 stabilization policies.

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

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

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

25 BE IT FURTHER RESOLVED that the Louisiana State Law Institute shall report
26 its findings and recommendations, including any proposed legislation, to the House
27 Committee on Municipal, Parochial and Cultural Affairs and the Senate Committee on Local
28 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)]

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Knox

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