## 2023 Regular Session

## HOUSE STUDY REQUEST NO. 5

## BY REPRESENTATIVES KNOX AND LANDRY

COMMITTEE STUDIES: Requests a study of policies relative to the legal liabilities of computer service providers that book short-term rentals in violation of laws or contractual agreements

1	A STUDY REQUEST
2	To the House Committee on Civil Law and Procedure to study policies relative to legal
3	liabilities of interactive computer service providers that facilitate the short-term lease
4	or rental of immovable property and that knowingly execute transactions after being
5	notified that a particular lease or rental of this type is in violation of a state or local
6	law or contractual agreement and to report its findings and recommendations to the
7	House of Representatives not later than sixty days prior to the convening of the 2024
8	Regular Session of the Legislature.
9	WHEREAS, short-term rentals, the use of private residences for commercial
10	enterprises offering overnight accommodations to transient guests, have become very
11	popular in various parts of this state; and
12	WHEREAS, the technology that has allowed short-term rentals to become popular
13	and lucrative allows large corporations to dominate this sector of the economy in many
14	residential areas; and
15	WHEREAS, the marketing and booking platforms that connect customers with
16	properties often show little concern for whether the properties being leased or rented are in
17	compliance with state or local laws or contractual agreements even after being notified about
18	violations; and
19	WHEREAS, in an effort to support the authority of local government, congress has
20	considered legislation limiting protections from certain legal liabilities for interactive

28

1 computer service providers that facilitate the execution of a lease or rental of property in 2 violation of local laws or contractual agreements; and 3 WHEREAS, the state of Louisiana should consider policies, such as creating specific 4 causes of action, that provide incentives for such computer service providers to cease leasing 5 or renting a property after being notified that the lease or rental of the property is not in 6 compliance with state or local laws or contractual agreements; and 7 WHEREAS, it is appropriate for the House Committee on Civil Law and Procedure 8 to study this matter and report its recommendations to this body. 9 THEREFORE, BE IT RESOLVED that the House of Representatives of the 10 Legislature of Louisiana does hereby request the House Committee on Civil Law and 11 Procedure to study policies relative to legal liabilities of interactive computer service 12 providers that facilitate the short-term lease or rental of immovable property and that 13 knowingly execute transactions after being notified that a particular lease or rental of this 14 type is in violation of a state or local law or contractual agreement and to report its findings 15 and recommendations to the House of Representatives not later than sixty days prior to the 16 convening of the 2024 Regular Session of the Legislature. 17 BE IT FURTHER RESOLVED that the committee shall hold public hearings to 18 receive testimony from any interested party and shall specifically solicit advice and guidance 19 from the following: 20 (1) The Louisiana State Law Institute. 21 (2) The Louisiana Municipal Association. 22 (3) The governing authorities of impacted municipalities. 23 (4) The Louisiana Housing Corporation. 24 (5) The division of historic preservation, office of cultural development, Department 25 of Culture, Recreation and Tourism. 26 BE IT FURTHER RESOLVED that one print copy and one electronic copy of any 27 report produced pursuant to this Resolution shall be submitted to the David R. Poynter

Legislative Research Library as required by R.S. 24:772.

## 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)]

HSR 5 Original

2023 Regular Session

Knox

Requests the House Committee on Civil Law and Procedure to study policies relative to legal liabilities of interactive computer service providers that facilitate the short-term lease or rental of immovable property and that knowingly execute transactions after being notified that a particular lease or rental of this type is in violation of a state or local law or contractual agreement and to report its findings and recommendations not later than 60 days prior to the 2024 R.S.