

SHORT-TERM RENTAL OWNER AND OPERATOR OBLIGATIONS

All ordinances referenced can be found online at:
Comprehensive Zoning Ordinance (CZO) -- <https://czo.nola.gov/home/>
Municipal Code (CCNO) -- https://library.municode.com/la/new_orleans

OBLIGATION	STR OWNER RESPONSIBLE	STR OPERATOR RESPONSIBLE
Ensure that each STR unit has a valid Owner license	✓ (CCNO 26-615(A)(1))	
Ensure that each STR unit has a valid Operator license	✓ (CCNO 26-615(A)(2))	✓ (CCNO 26-619(A)(1))
Ensure that, upon a change of ownership , that the Department of Safety and Permits be notified	✓ (CCNO 26-615(F))	✓ (CCNO 26-615(F))
Ensure each STR unit maintains the required insurance	✓ (CCNO 26-618(A)(1))	
Ensure that each STR unit maintains the required Guest registration records	✓ (CCNO 26-618(A)(2))	✓ (CCNO 26-620(A)(2))
Ensure that any advertisement for an STR unit contains the accurate required information	✓ (CCNO 26-618(A)(3))	✓ (CCNO 26-620(A)(3))
Ensure that each STR unit is in compliance with the Dwelling and Occupancy Limits	✓ (CCNO 26-618(A)(4))	✓ (CCNO 26-620(A)(4))
Ensure each STR unit has the required documents displayed on the interior	✓ (CCNO 26-618(A)(5))	✓ (CCNO 26-620(A)(5))
Ensure that each STR unit complies with the required Health and Safety standards	✓ (CCNO 26-618(A)(6))	✓ (CCNO 26-620(A)(6))
Ensure that no STR unit is used for an unpermitted commercial use	✓ (CCNO 26-618(A)(7))	✓ (CCNO 26-620(A)(7))
Timely report any known or suspected criminal activity by an STR Guest to the NOPD	✓ (CCNO 26-618(A)(8))	✓ (CCNO 26-620(A)(8))
Submit to reasonable inspections	✓ (CCNO 26-618(A)(9))	✓ (CCNO 26-620(A)(9))
Ensure that the permitted Operator is available during all periods of Guest occupancy	✓ (CCNO 26-618(A)(10))	✓ (CCNO 26-620(A)(1))
Timely remit all applicable STR taxes and fees	✓ (CCNO 26-618(A)(11))	
Ensure that each STR unit complies with the CZO and all applicable laws	✓ (CCNO 26-618(A)(12))	✓ (CCNO 26-620(A)(10))
<u>Primarily responsible for the performance of all legally required duties of both Owner and Operator</u>	✓ (CCNO 26-618(C))	

