

**SHORT-TERM RENTALS (“STRs”)
EXECUTIVE SUMMARY OF
PROPOSED CITY ORDINANCES
CO-094-2023 (PROHIBITS IN RS) &
CO-095-2023 (ALLOWS IN RS)**

Common Elements to Both Proposed City Ordinances:

- Applies only in the City of Lafayette (See Sec. 73-2).
- Regulations do not supersede or affect private covenants/neighborhood restrictions (See Sec. 73-2).
- Regulations apply to existing and new STRs (See Sec. 73-2).
- Regulations identify the type of structure within which an STR can operate in a permitted zone (See Sec. 73-3).
- No vested right in STR license and the license is not transferrable (See Sec. 73-4 & 73-5)
- *Short-Term Rental* means the provision of a Dwelling or Dwelling Unit that offers one or more guest rooms, and that is suitable and utilized solely for temporary residential occupancy for a period of fewer than 30 consecutive days, in exchange for compensation (See Sec. 73-7).
- Unlawful to operate a STR without a license (See Sec. 73-15).
- STR license is obtained through an application process with CD&P and requires the payment of a \$100.00 non-refundable, non-transferable license fee (See Sec. 73-16).
- STR license is valid for one year (on a calendar year basis), with annual renewals requiring application for renewal (See Sec. 73-17).
- CD&P Director is vested with the authority to issue fines and/or suspend or revoke a STR license due to any non-compliance with STR regulations or any other federal, state, or local law (See Sec. 73-27).
- Appeal of any decision of the CD&P Director is to be filed with the 15th JDC (See Sec. 73-27).
- Any STR license revoked by CD&P Director results in prohibition on reissuance of STR license for that revoked Licensee (includes interposed persons and direct/indirect economic interest relationship) for that property for two (2) years from date of revocation (See Sec. 73-18).
- Operation of STR requires a Short-Term Rental Agent who is required to be available 24/7 to address any problems/complaints. STR regulations impose strict requirements on Short-Term Rental Agent regarding, among other things, specific response times and maintenance of complaint logs relative to the operation of the STR (See Sec. 73-25).
- The STR regulations required Licensee to post a sign inside the Short-Term Rental in a conspicuous place where it is readily visible at all times. The sign shall include the Short-Term Rental Agent’s 24/7 contact information (including mailing address, mobile phone number with texting capabilities, and email address), the street address of the Short-Term Rental, and a copy of the Short-Term Rental license (See Sec. 73-24).
- Minimum stay for a STR is one (1) night.
- Requires rental of entire structure (Dwelling or Dwelling Unit).
- STRs operating or desiring to operate in a zoning district where STRs are permitted shall apply for STR license on or before December 31, 2023 (See City Ordinance).

Differences Between Proposed City Ordinances:

CO-094-2023 (Prohibits in RS)

- STRs permitted in all zoning districts, except “RS”, “PI-L” and “PI-H”.
- Operation of STRs is only permitted in zoning districts which contain a “P*” in the Short-Term Rental use category of Table 89-21-2 of the Lafayette Development Code. Within such zoning districts, the operation of a Short-Term Rental is further restricted to being operated within one of the listed types of “Residences” under the use category of “Residential”, and “Bed and Breakfast” listed under the use category of “Lodging”, in Table 89-21-2 of the Lafayette Development Code that are permitted “by right” (“P”) or by a valid Conditional Use Permit (“C”), in that zoning district (See Sec. 73-3).
- However, except in RS (because it is prohibited), and notwithstanding the foregoing, any Short-Term Rental being operated prior to the Effective Date of this City Ordinance may qualify as a nonconformity under the provisions of Article 6 of Chapter 89 of the LCG Code of Ordinances if said Short-Term Rental is being operated within one of the listed types of “Residences” under the use category of “Residential”, and “Bed and Breakfast” listed under the use category of “Lodging”, in Table 89-21-2. In order to qualify as such nonconformity, in addition to the applicable provisions of Article 6 of Chapter 89 of the LCG Code of Ordinances, any person or entity currently operating a Short-Term Rental shall, on or before December 31, 2023, apply for, obtain, and maintain a valid Short-Term Rental license in accordance with this Chapter. Failure to timely apply for, obtain, and maintain a valid Short-Term Rental license shall result in the loss of the right to operate a Short-Term Rental as a nonconformity. All other nonconformities shall be prohibited from converting to a Short-Term Rental. In an RS zoning district, no Short-Term Rental operating on or before the effective date of this Chapter shall qualify as a nonconformity, and the provisions of this paragraph shall supersede Article 6 of Chapter 89 of the LCG Code of Ordinances (See Sec. 73-3).
- This version of the City Ordinance places “Short-Term Rentals” in the category of “Lodging” in the Lafayette Development Code Use Table 89-21-2.
- In RM Zoning Districts only (because STRs are prohibited in RS):
 - Receptions or private parties/events for a fee are not allowed; and
 - Maximum number of four (4) guest rooms can be offered, with maximum occupancy of two (2) person for each guest room (See Sec. 73-26).
- STRs operating in a zoning district where Short-Term Rentals are prohibited by this City Ordinance (PI-L, and PI-H) shall have twelve (12) months from the Effective Date of this City Ordinance to cease operations or, on or before December 31, 2023, apply for and obtain a Short-Term Rental license as a nonconformity. However, STRs operating in RS Zoning Districts shall have twelve (12) months from the Effective Date of this City Ordinance to cease operations, without the ability to continue operating as a non-conformity (See City Ordinance).

CO-095-2023 (Allows in RS):

- STRs permitted in all zoning districts, except “PI-L” and “PI-H”.
- Operation of a Short-Term Rental is only permitted in zoning districts which contain a “P*” in the Short-Term Rental use category of Table 89-21-2 of the Lafayette Development Code. Within such zoning districts, the operation of a Short-Term Rental is further restricted to being operated within one of the listed types of “Residences” (less and except Short-Term Rental) under the use category of “Residential”, and “Bed and Breakfast” listed under the use category of “Lodging”, in Table 89-21-2 of the Lafayette Development Code

that are permitted “by right” (“P”) or by a valid Conditional Use Permit (“C”), in that zoning district (See Sec. 73-3).

- However, any Short-Term Rental being operated prior to the Effective Date of this City Ordinance may qualify as a nonconformity under the provisions of Article 6 of Chapter 89 of the LCG Code of Ordinances if said Short-Term Rental is being operated within one of the listed types of “Residences” (less and except Short-Term Rental) under the use category of “Residential”, and “Bed and Breakfast” listed under the use category of “Lodging”, in Table 89-21-2. In order to qualify as such nonconformity, in addition to the applicable provisions of Article 6 of Chapter 89 of the LCG Code of Ordinances, any person or entity currently operating a Short-Term Rental shall, on or before December 31, 2023, apply for, obtain, and maintain a valid Short-Term Rental license in accordance with this Chapter. Failure to timely apply for, obtain, and maintain a valid Short-Term Rental license shall result in the loss of the right to operate a Short-Term Rental as a nonconformity. All other nonconformities shall be prohibited from converting to a Short-Term Rental (See Sec. 73-3).
- This version of the City Ordinance places “Short-Term Rentals” in the category of “Residential” in the Lafayette Development Code Use Table 89-21-2.
- In RS and RM Zoning Districts:
 - Receptions or private parties/events for a fee are not allowed; and
 - Maximum number of four (4) guest rooms can be offered, with maximum occupancy of two (2) person for each guest room (See Sec. 73-26).
- STRs operating in a zoning district where Short-Term Rentals are prohibited by this City Ordinance (PI-L and PI-H) shall have twelve (12) months from the Effective Date of this City Ordinance to cease operations or, on or before December 31, 2023, apply for and obtain a Short-Term Rental license as a nonconformity (See City Ordinance).

City of Lafayette Zoning Map

The Zoning Map of the City of Lafayette is available on LCG’s website (www.lafayettela.gov) under the “Lafayette Maps” link at the bottom of the homepage. The link to this Zoning Map is as follows:

<https://lcg.maps.arcgis.com/apps/webappviewer/index.html?id=7a5890fd004b4c07911e3036f9d76131>