

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

February 3, 2026

Honorable City Councilmembers
City of New Orleans
1300 Perdido Street, 2nd Floor
New Orleans, LA 70112

RE: TRANSIENT LODGING STUDY

Dear City Councilmembers:

The City Planning Commission is pleased to present the long-awaited Transient Lodging Study. This comprehensive report, prepared by Desire Line, LLC, examines all transient lodging types within the city, including hotels and motels, Commercial Short-Term Rentals (CSTRs), bed and breakfasts, timeshares, and hostels. The City Planning Commission approved the study at its January 27, 2026 CPC hearing with a number of modifications.

As part of its approval the CPC adopted a number of staff recommendations which are summarized below:

- Remove the “neighborhood” hotel (to be reclassified as a “small” hotel) as a permitted use in the VCE-1 District
- Remove Commercial Short Term Rental – Medium – as a permitted use from the VCE and VCE-1 District
- Allow one Commercial Short Term Rental - Small - per block in the VCE and VCE-1 Districts
- Allow up to 16 room keys in a “small” hotel
- Limit “small” hotel to a maximum of 16 room keys (originally 20)
- Define hotels with 17 or more room keys as “large hotels”
- Allow bed and breakfasts up to nine bedrooms in historic single-family residences to support preservation
- Define Commercial STRs as temporary uses and place their use permissions in Article 21 of the CZO, aligning with non-commercial STR treatment and preventing vested land-use entitlement
- Limit Commercial STR – Large - to a maximum of ten guests and permit this use only in the M-MU Maritime Mixed-Use District

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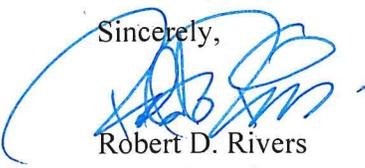
In addition, the CPC approval incorporated a number of additional modifications as follows:

- Reclassify Neighborhood Hotel to “Small” Hotel
- Ensure coordination with the Department of Safety and Permits and the State Fire Marshal before adopting new standards for transient lodging uses
- Retain the prohibition of STRs and bed and breakfasts in the Garden District (CZO Section 20.3.LLL.1.i)
- Conduct further study of hostels, and remove the use from the HMC-2 District
- Seek legal input as to whether or not existing Commercial STRs enjoy “grandfathered” status as legal non-conforming uses.
- Explore simplification of STR regulations (combining CSTRs and NSTRs into a single typology)
- Maintain hotels as a conditional use in the CBD-5 District

The City Planning Commission expresses its appreciation to the Council members for their thoughtful review of this complex issue and for their commitment to refining the regulations. The City Planning Commission staff is available to meet with City Council members individually or through public meetings to discuss the findings and recommendations in greater detail.

The study is provided for informational purposes, and no action by the City Council is required.

Sincerely,



Robert D. Rivers
Executive Director

RDR/rb

Attachments:

Transient Lodging Study, Transient Lodging Study Supplemental CPC Staff Report, CPC Staff Response to Commissioners, Desire Line Response to Commissioners

cc: City Council Staff
City Planning Commissioners
Clerk of Council

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