
Section 12.16 Short-Term Rentals

Required standards for short-term rentals:

(a) **Minimum requirements:**

- (1) A hardwired smoke detector(s) and a hardwired carbon monoxide detector(s) is required in either individual bedroom(s) or adjacent hallways. An operable fire extinguisher is required to be located on the premises of the establishment.
- (2) A brochure is required to be located in the short-term rental in a conspicuous location at all times. The brochure shall include the name, phone number with area code, and e-mail address of the licensee and the designated local responsible party. The brochure also shall provide information pertinent to the neighborhood where the short-term rental is located, including, but not limited to, restrictions on parking, noise, trash, the trash collection schedule, and a fire evacuation route.
- (3) Any owner and/or operator of a short-term rental shall comply with all housing codes set forth in chapter 5, article II of this Code.

(b) **Operational standard:**

- (1) Any owner and/or operator of a short-term rental must comply with chapter 7, article 8, section 7-138 of this Code.
- (2) A designated local responsible party is required. The operator is not required to be present during the duration of the transient guest's visit. Where the operator is absent from the premises, the designated local responsible party shall respond to a complaint concerning the short-term rental from a guest or a neighbor and, if necessary, shall appear on the premises to address the issue.
- (3) There must be one (1) off-street parking space for each room rented in addition to the number of spaces required for each dwelling unit under article VII, section 7.04 of the Unified Development Code.
- (4) The operator of any short-term rental shall comply with the following registration requirements:
 - a. Registration and records requirements:
 - i. Operators shall require every registrant to provide evidence of identity through at least one (1) of the following methods:
 - 1.) Pre-approved identification system.
 - 2.) Credit card payment.
 - 3.) Government-issued identification which contains the registrant's following information:
 - (A) Full name.
 - (B) Date of birth or age.
 - (C) Residence address.
 - (D) Photograph of the registrant.
 - 4.) Contracted guest list provided through an outside business organization.

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- ii. Operators shall maintain a record of all registrants to the short-term rental. All registration records shall include, but not be limited to, the following information:
 - 1.) Registrant's name.
 - 2.) Registrant's residence or billing address.
 - 3.) The day, month, year and time of arrival of the registrant.
 - 4.) The number or location of the rooms assigned to the registrant.
 - 5.) The date the registrant is scheduled to depart.
 - 6.) The method of payment for the lodging.
 - 7.) For registrants who provide government-issued identification and pay in cash, operators shall maintain an electronic record of the registrant's driver's license or other government-issued identification.
 - iii. Maintain and inspect records
 - 1.) Short-term rental operators shall maintain all registration records for a minimum of thirty (30) calendar days from the date of departure.
 - 2.) No registration record(s) shall be altered, erased or defaced so as to interfere with any inspection of the record.
 - 3.) Information contained in the registration records remains the property of the short-term rental and shall not be subject to public disclosure or considered public record unless such registration records become part of a city record in which case the city shall be responsible for the release of information.
- b. The short-term rental shall meet the provisions set forth in articles 7 through 9 of chapter 7 of this Code.
- (c) **Inspection of facilities:** The inspections and code enforcement department and the Kenner Fire Department shall be authorized to conduct inspections of all short-term rentals subject to the regulations in this Code.
- (d) **Licensing require:**
- (1) No short-term rental shall engage in the business of rental of room or rooms, and facilities without first filing application, initial or renewal, with inspections and code enforcement and obtaining a lodging accommodation license from inspections and code enforcement to engage in such business. Where this Code allows a short-term rental that is in operation at the time of the effective date of the ordinance from which this section derives, the short-term rental shall have until six (6) months from the effective date of the ordinance from which this section derives, to submit a completed application for a lodging accommodation license, or face penalty as provided in this section. All current licenses in good standing previously issued as a hotel/motel license shall be recognized as a valid lodging accommodations license.
 - (2) A lodging accommodation license shall not be transferred from one (1) place or one (1) individual to another place or individual.
 - (3) Inspections and code enforcement shall refuse a lodging accommodation license or renewal thereof to any establishment that has an outstanding notice of violation of the Code of Ordinances, in excess of forty-five (45) days.

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- (4) The lodging accommodation license shall be renewed annually on or before November 1st of each calendar year.
- (5) The requirements for the lodging accommodation license herein provided are requirements separate and apart from and in addition to the license requirements for the Kenner Occupational License Tax under article IV, chapter 10 of this Code. The required lodging accommodation license under this article is a regulatory license and not a revenue license.
- (e) **Application, fees, requirements for licensing:**
- (1) Any person desiring to operate a short-term rental shall obtain an initial lodging accommodation license or renew a previously issued and unrevoked license and shall submit an application along with a nonrefundable processing fee annually to inspections and code enforcement in the form prescribed by inspection and code enforcement department. The processing fee shall be seven hundred and fifty dollars (\$750.00). The application and all supporting documents shall be retained by inspections and code enforcement. All applications and supporting documents shall include:
- a. Name, if applicable, and address of establishment;
 - b. Authorization to apply and related documents, based on the following categories:
 - i. If the establishment is owned by a corporation, the operator of said establishment shall provide: an affidavit executed by the corporation authorizing the operator to apply for a lodging accommodation license in the name of the establishment as required by this chapter as well as the name, date and state under whose laws such corporation was organized, and if a foreign (out-of-state) corporation, whether such corporation is authorized to do business in the State of Louisiana, the name under which the corporation may be doing business, and the name of the principal officer(s), registered agent and local representatives, and their business addresses;
 - ii. If the establishment is owned by a partnership, the operator of said establishment shall provide: an affidavit executed by the partnership authorizing the operator to apply for a lodging accommodation license in the name of the establishment as required by this chapter as well as the partnership name under which the partnership may be doing business, and the name, business address of each partner;
 - iii. If the establishment is owned by a sole proprietorship, the operator of said establishment, if someone other than the proprietor, shall provide: an affidavit executed by the proprietor authorizing the operator to apply for a lodging accommodation license in the name of the establishment as required by this chapter; as well as the name under which the sole proprietorship is doing business, and the name, business address of the natural person who owns, controls or directs the sole proprietorship;
 - iv. If the establishment is a short-term rental, the operator shall provide the following documents:
 - 1.) If the short-term rental is owned by the operator, an Act of Sale or Deed that establishes the operator as the owner;
 - 2.) If the operator is a lessee or renter, an affidavit executed by the owner of the short-term rental authorizing the lessee or renter to apply for a lodging accommodation license; and a current lease agreement with the

signatures of the short-term rental operator and the owner of the property.

- 3.) An affidavit executed by the operator designating and authorizing the local responsible party.
- 4.) A copy of the brochure required by this chapter.
- 5.) Proof that the owner or operator has current, valid, general liability coverage of five hundred thousand dollars (\$500,000.00) or more, verified with a current insurance certificate, for the proposed short-term rental property and shall adhere to the following expiration terms:
 - (A) The insurance company or policy holder shall provide ten (10) days' notice to the department by e-mail or certified mail of expiration or cancellation of the required liability insurance policy.
 - (B) Companies shall furnish inspections and code enforcement with satisfactory evidence of required legal liability coverage for each lodging accommodation prior to the expiration of the first seven (7) days of the ten (10) days' notice of cancellation by the respective insurance company. Upon the second notice of cancellation within a period of twelve (12) months, the company shall take action to prevent any future lapse of insurance and shall provide the details of such action in writing; and, regardless of any company action or writing, the company license may still be subject to revocation.

- c. Number of rental units in each establishment;
- d. Date of proposed commencement of operation, if initial application;
- e. Photographs of the outside and the inside of the establishment (which shall be taken and included in the initial application for a lodging accommodation license and in each subsequent application for renewal of the lodging accommodation license);
- f. Such other reasonable information or data that the city or the Kenner Police Department requires for background investigation; and
- g. For a renewal application where the establishment has not been subject to a change in ownership or a change in the entity's domicile, then operator shall provide an affidavit to that effect. If the establishment is owned by a corporation, the corporation shall execute the affidavit. If the establishment is owned by a partnership, the partnership shall execute the affidavit. If the establishment is a sole proprietorship, the operator of said establishment, if someone other than the proprietor, shall execute the affidavit. If the establishment is a short-term rental, the property owner shall execute the affidavit.

- (2) Requirements for issuance of lodging accommodation license. Inspections and code enforcement shall issue the lodging accommodation license hereunder upon receipt of the completed application and all associated affidavits, the application fee, and the written approval of the Kenner Police Department, the city attorney's office, and the inspection and code enforcement department in accordance with the following:

- a. Approval by the Kenner Police Department shall include a complete criminal background investigation of the individual(s) named in the application as owners and/or operators, said investigation to be conducted by the Kenner Police Department or its designee, and confirmation that the person(s) subject to the criminal background investigation has/have

not been convicted of any crime involving drugs, vice or felony violence in the ten (10) years immediately prior to the date of the application;

- b. Approval by the city attorney's office shall include, but not be limited to, verification of the following:
- i. If the establishment is owned by a corporation, then the city attorney's office shall verify that the corporation does not have an officer or director who is or was an officer, director, partner or sole proprietor of a short-term rental establishment which has a currently suspended lodging accommodation license or has had a license revoked by Kenner or any other jurisdiction within five (5) years of the date of the application;
 - ii. If the establishment is owned by a partnership, then the city attorney's office shall verify that the partnership does not have a partner who is or was an officer, director, partner or sole proprietor of a short-term rental establishment which has a currently suspended lodging accommodation license or has had a lodging accommodation license revoked by Kenner or any other jurisdiction within five (5) years of the date of the application;
 - iii. If the establishment is owned by a sole proprietorship, then the city attorney's office shall verify that the sole proprietor is not or was not an officer, director, partner or sole proprietor of a short-term rental establishment which has a currently suspended lodging accommodation license or has had such license revoked by Kenner or any other jurisdiction within five (5) years of the date of application;
 - iv. That the lodging accommodation license of the establishment is not currently under suspension or revocation;
 - v. That the applicant has all required licenses and is in good standing with the State of Louisiana and City of Kenner; and
 - vi. If the establishment is a short-term rental:
 - 1.) That the owner or operator is not or was not the operator of a short-term rental which has a currently suspended lodging accommodation license or has had such license revoked by Kenner or any other jurisdiction within five (5) years of the date of application;
- c. Approval by inspections and code enforcement shall include, but not be limited to, an inspection of the property for compliance with the provisions of this chapter.
- (3) Failure to renew a lodging accommodation license prior to its expiration date renders the expired license immediately invalid. A short-term rental operator who timely files for an application for a lodging accommodation license or renewal shall be considered to be in compliance provided that the applicant/owner/operator has submitted to the criminal background investigation within seven (7) business days of filing the application and that the operator is otherwise acting in good faith to obtain the required approvals. Inspections and code enforcement shall provide written renewal notice to each operator no later than sixty (60) days prior to expiration of the lodging accommodation license. In the event inspections and code enforcement fails to timely send the renewal notice, then the operator shall have sixty (60) days from the date notice is sent to apply for renewal. In the event inspections and code enforcement fails to send a renewal notice, then the operator shall have sixty (60) days from the expiration date to apply for renewal.

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- (f) **Display of license:** Any lodging accommodation license issued by inspections and code enforcement shall be conspicuously displayed in the office or lobby, or other conspicuous location, of the licensed establishment. The license number shall be shown clearly on the face of any advertisement, including on-line listings, or act of drawing the public's attention to the short-term rental in order to promote the availability of the short-term rental.
- (g) **Lodging accommodation license—Suspension or revocation:** The lodging accommodation license shall be subject to suspension or revocation upon good cause shown at a hearing conducted by either the lodging accommodation review committee or the parish council, within one hundred and twenty (120) days from the date of the occurrence, as documented by inspections and code enforcement, that the short-term rental has engaged in any of the following since issuance of its current lodging accommodation license:
- (1) Failure to comply with the requirements of this chapter or with applicable provisions of this Code.
 - (2) Refusal and/or failure to remedy building, zoning, or other code violations in accordance with a judicial order and/or order of the bureau of administrative adjudication.
 - (3) Noncompliance with articles 7 through 9 of chapter 7 of this Code.
 - (4) Three (3) or more felony drug-related independent incidents resulting in arrests where the offense occurred on short-term rental property by a guest in a period of ninety (90) days, except when the arrest is the result of notification to and/or in direct cooperation with law enforcement by lodging accommodation management.
 - (5) Three (3) or more prostitution-related independent incidents resulting in arrests where the offense occurred on short-term rental property by a guest in a period of ninety (90) days except when the arrest is the result of notification to and/or in direct cooperation with law enforcement by lodging accommodation management.
 - (6) Except when the result of short-term rental management notifying or directly cooperating with law enforcement, five (5) or more verified calls for service within a thirty (30) day period regarding the following activities on the property of the short-term rental: illegal felony drug activity, prostitution, or violent felony crimes.
 - (7) The Kenner Police Department shall provide a copy of the initial report of a verified call for service to the short-term rental operator or his/her designee at which any arrest or verified call for service as noted in subsections B, C, and D herein occurs within thirty (30) days of the occurrence of the arrest or verified call for service.
 - (8) Failure to timely apply for, renew, or post the lodging accommodation license.
- (h) **Procedure for and effect of suspension, revocation:**
- (1) *Committee.* The lodging accommodation review committee shall contain the same members that comprise the alcoholic beverage permit review committee as set forth in chapter 3, article II, section 3-40 of this Code. The lodging accommodation committee shall hereinafter be called the "committee."
 - (2) *Notice.*
 - a. A notice or summons, accompanied by the affidavit, shall be served upon the holder of a permit stating the time and place of the hearing, which shall be not less than ten (10) nor more than sixty (60) calendar days from the date notice is given. The notice or summons shall be issued by the clerk of council or his assistant, and shall list the cause or causes for

suspending, revoking, fining or warning the permittee, if not previously listed in the affidavit.

- b. The notice may be mailed by registered or certified mail to the permit holder at the address of his/her place of business listed in the permit application. When so addressed and mailed, notice shall be conclusively presumed to have been received by the permit holder. In addition to the above method of service, notice may be served on the permit holder by personal or domiciliary service by a police officer or employee of the department of code enforcement for the city.
- c. A reasonable attempt shall be made to provide the same notice and service described in sections (A) and (B) above upon the owner and/or lessor of the premises, but failure to do so shall not prohibit the hearing pertaining to the permit holder.

(3) *Hearings.*

- a. Hearings may be conducted by the council or it may refer any case for hearing to the "committee." All hearings shall be presented by the city attorney or his/her assistant.
- b. If the hearing is conducted by the committee, the council shall not be required to conduct another hearing, unless a majority of the council votes to do so. No permit shall be suspended, revoked, permittee fined or written warning issued except by a majority vote of the council. No rehearing shall be granted after a decision of the council has been made.
- c. The council or "committee" may administer oaths, issue subpoenas for attendance of witnesses, production of documents, receive testimony and may examine witnesses.
- d. Whenever a hearing is conducted before the council or committee, opportunity shall be afforded all parties to present evidence on all issues of fact and law, conduct direct and cross-examinations of witnesses, and submit arguments and legal briefs.
- e. Strict rules of evidence and procedures shall not apply. The council or committee may accept any evidence considered of value and relevant.
- f. Testimony received shall be taped or stenographically recorded, together with all documentary evidence, oral or written arguments or briefs submitted, and made part of the record.
- g. If the permit holder fails to appear and has received prior notice or service, the hearing may proceed without their presence.
- h. All requests for the continuance of hearings before the council and/or committee shall be in writing, filed with the clerk of council and shall not be granted by the council or committee except for good cause shown. The failure or inability to retain or procure counsel to appear on one's behalf shall not constitute good cause. Except in the case of an extreme emergency or in unusual circumstances, no request for a continuance will be considered unless filed with the clerk of council at least three (3) working days in advance of the time set for the hearing. A continuance may be granted, prior to the hearing date, upon the concurrence of the council chairman, or vice-chairman in the absence of the chairman, or if a case is referred to the committee, the committee member from permittee's district.

- (4) *Duties of the Committee.* If the council refers the affidavit or case to the committee for hearing, the committee shall act as a fact finder only. It shall hear witnesses, evidence, oral arguments, legal briefs, and provide the council with written findings of facts and recommendations. These findings shall be made part of the record. Both the record and findings shall be certified by the committee and submitted to the council within fifteen (15) days of the hearing. The council may

accept or reject in whole or in part the findings and recommendations of the committee pertaining to the facts and/or penalty. The council may increase, decrease or modify any penalty recommended by the committee for violation or violations of any provisions of this section. The council shall make its decision within sixty (60) days of receipt of the record and findings of the committee.

- (5) *Penalty.* Penalties which the council may impose are as follows:
- a. If the violation is of a minor nature or there are extenuating circumstances with reasonable grounds to believe the permit holder will not again violate any of the provisions of this article, the council may issue a written warning to the permittee.
 - b. If it is felt that a warning is insufficient, and the violation is the permittee's first, then the council may suspend the permit for up to thirty (30) days, or impose a fine up to two thousand five hundred dollars (\$2,500.00), or both.
 - c. If the permit holder has been previously warned, fined or had a permit suspended or revoked, or if the violation is flagrant or serious, the council may suspend the permit for a period time it deems appropriate in excess of thirty (30) days, or may revoke the permit. A fine of up to two thousand five hundred dollars (\$2,500.00) may be imposed in lieu of or in addition to suspension or revocation of a permit.
 - d. Any warning or fine, suspension or revocation of a permit is in addition to and not in lieu of or in limitation upon any other penalty imposed by law including any penalty imposed for violations under this chapter and under section 1-9 of the city Code of Ordinances.
 - e. Upon suspension or revocation of a permit, the city shall notify the State of Louisiana of that fact.
- (6) *Conviction by court not necessary for suspending or revoking.* Conviction by a court for any violation of the provisions of this section is not a condition precedent for the warning or fining of a permittee or for suspension or revocation of a permit under this section. However, when there has been a previous criminal prosecution for the same or similar act upon which the suspension or revocation of a permit is being considered, evidence of an acquittal in a court of competent jurisdiction is admissible in any new proceeding before the council or committee. The council or committee may suspend or revoke permits, or fine or warn permit holders for violations of this section, regardless of any prosecution in any court or the result of any such prosecution.
- (7) *Cost of Hearing.* If hearings of the council or committee result in suspension or revocation or fine, the council or commission shall assess the cost of the hearing to the permittee. The costs are recoverable by the council or committee in any appellant proceeding instituted by the permittee or in any other appropriate judicial proceedings.
- (8) *Contempt at hearings; penalty.* If any person fails to comply with a subpoena issued by the council or committee, or if a witness refuses to testify, the council or committee may find him/her guilty of contempt and issue a penalty as provided in section 1-9.
- (9) *Appeals.* A permit holder who is aggrieved by a decision by the council may within ten (10) days of notification of the decision take a devolutive appeal to the 24th Judicial District Court and the appeal shall be by trial de novo. Within ten (10) calendar days from the signing of the judgment by the district court the city or the permit holder may devolutive appeal from the judgment of the district court to the court of appeals as in ordinary cases.
- (10) *Effect of revocation, suspension.* When a lodging accommodation permit is revoked for any legal cause, the city may order that the city lodging accommodation permit shall not be issued covering the premises for one (1) year after the date of revocation.

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- (11) *Acts prohibited on licensed premises; suspension or revocation of permits.* In addition to any violations listed in sub-section (g) of this section, any acts prohibited under the provision of Louisiana Revised Statute 26:90, as it currently exists or is subsequently amended, shall be grounds for fine, suspension, revocation or warning.
- (i) **Notice of revocation or suspension of lodging accommodation license:** The inspection and code enforcement department or Kenner Police Department shall post a copy or copies of the notice of revocation or suspension of the license to operate the short-term rental.
- (j) **Lodging accommodation license—Surrender following revocation:** Whenever a lodging accommodation license has been revoked pursuant to the provisions of this section, the owner or operator of the establishment for which the lodging accommodation license was issued shall surrender the license to the city forthwith. The lodging accommodation operation shall cease within seventy-two (72) hours of the posting of the notice of revocation of the lodging accommodation license.
- (k) **Violation—Penalty:** It is unlawful to advertise or operate a short-term rental without a valid lodging accommodation license. Whoever violates the provisions of this section shall be punished by a fine not exceeding five hundred dollars (\$500.00) or imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment, within discretion of the court and/or bureau of administrative adjudication. Each day on which a short-term rental advertises or operates without a valid lodging accommodation license shall be considered a separate offense for purposes of this section.
- (l) **Short-term rental restrictions:** (1) Short-term rental is allowed in only the following zoning districts: Multi-Family Residential District (R-Mf) and Commercial Districts (C-1, C-2) subject to the following standards:
- a. Short-term rental shall not be located in recreational vehicles or travel trailers.
 - b. Short-term rentals shall not include rental for meetings, such as luncheons, banquets, parties, weddings, fundraisers, or other similar gatherings for direct or indirect compensation.
 - c. Short-term rental shall be subject to the provisions of chapter 5, section 5-107, chapter 7, and chapter 10 of this Code.
- (m) **Platforms:**
- (1) *Short-Term Rental Permits Required.* No platform shall facilitate or conduct any booking transaction for a short-term rental in the City of Kenner without first obtaining and maintaining a short-term rental platform permit.
 - (2) *Short-Term Rental Permit Fees.* Short-term rental platform permit shall be ten thousand dollars (\$10,000.00), annually.
 - (3) *Annual Short-Term Rental Platform Permit and Application.*
 - a. Any platform that receives anything of value for directly or indirectly facilitating or conducting a booking transaction for short-term rentals in the City of Kenner shall possess a short-term rental platform permit.
 - b. The short-term rental platform permit is valid for one (1) year from the date of issuance, and shall be reapplied for and renewed annually.
 - c. The short-term rental platform permit application shall require the following information, at a minimum:
 - i. The applicant's name, trade name, address, and telephone number;
 - ii. Proof that the applicant is in good standing with the Louisiana Secretary of State and authorized to do business within the State of Louisiana;

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- iii. The name, address, phone number and e-mail address of the platform's local agent authorized for service of process; and
 - iv. The name, address, phone number and e-mail address of the platform's local agent authorized by the applicant to address and remedy any violation of this article.
 - v. The names and web addresses of any portal, listing service, or website under the applicant's ownership or control that facilitates booking transactions in the City of Kenner.
- (4) *Legal Duties of Short-Term Rental Platform Permit Holders.*
- a. Any person possessing a short-term rental platform permit shall comply at all times with the following requirements
 - i. No platform may conduct, facilitate, or complete any booking transaction for a short-term rental in the City of Kenner that is not in compliance with this Code. A short-term rental is not in compliance with the code if it has not obtained the proper licensing as required by section 12.16(d) of this Code.
 - ii. Each platform shall have a duty to obtain commercial general liability insurance, with limits of not less than one million dollars (\$1,000,000.00) per occurrence, for bodily injury, personal injury (if commercially available) and property damage arising in any way from the issuance of the short-term rental platform permit or activities conducted pursuant to that permit. Each policy of insurance shall:
 - 1.) Be issued by an insurer authorized to insure in the State of Louisiana;
 - 2.) Name the City of Kenner as an additional insured on a primary, noncontributory basis for any liability arising directly or indirectly from the issuance of the permit (if commercially available);
 - 3.) Be maintained in full force and effect for the duration of the permit period; and
 - 4.) Include a provision requiring thirty (30) calendar days' advance notice to the City of Kenner prior to cancellation or lapse of the policy.
 - iii. A platform shall ensure that any portal, listing service, or website under its ownership or control that facilitates booking transactions in the City of Kenner complies with the terms and requirements of this Code.
- (5) *Collection of Payments of Taxes/Fees for Booking Transactions.*
- a. With respect to any booking transaction facilitated by or through a platform, the platform shall be responsible for collecting and remitting all applicable sales and use taxes owed by the owner/operator of the short-term rental in accordance with state law.
 - b. With respect to any booking transaction facilitated by or through a platform, the platform shall collect from the owner/operator of the short-term rental and remit to the city the occupancy fee imposed by this Code. The foregoing shall be collected and remitted contemporaneously with, and in the manner prescribed for, applicable sales and use taxes.
 - c. When collecting and remitting taxes and fees on behalf of an owner/operator of a short-term rental, each platform shall comply with all applicable federal, state and local laws and regulations regarding collection and payment of taxes.
 - d. Every platform remitting taxes pursuant to this section shall maintain its records in such a manner and in such detail that will permit the director of finance or his duly authorized

agents to readily verify the correctness of any tax or fee due pursuant to this Code. In furtherance of this requirement and in accordance with applicable law, the city may perform an audit and examine the books, records, papers, vouchers, accounts and documents of a platform to ensure full compliance with this section.

- (6) *Platform Safe Harbor.* Platforms shall be deemed in compliance with the legal duties set forth in this section if:
- a. The platform requires any person who lists a short-term rental located in the City of Kenner to provide the lodging accommodation license permit number associated with the short-term rental at the time of the listing;
 - b. The platform does not permit the listing of short-term rental located in the City of Kenner if the required lodging accommodation permit information is omitted or appears blank, ensuring that the city may assess whether the short-term rental possesses the appropriate permits and is otherwise operating in accordance with law; and
 - c. The platform removes any improper listings within seven (7) days of the city providing written notification of an unpermitted or unauthorized short-term rental. A permitted platform that avails itself of this safe harbor does not warrant the accuracy of user-submitted permit data, and shall not be legally responsible for any incorrect information submitted by an owner or and/or operator of a short-term rental.

(Ord. No. 11,653, § 7, 11-7-19)