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December 14, 2015

Senator John A. Alario, Jr.
President of the Senate
P.O. Box 94183
Baton Rouge, Louisiana 70804

Representative Charles "Chuck" Kleckley
Speaker of the House of Representatives
P.O. Box 94062
Baton Rouge, Louisiana 70804-9062

RE: SCR 131 of the 2014 Regular Session

Dear Mr. President and Mr. Speaker:

The Louisiana State Law Institute respectfully submits herewith its interim report to the legislature in response to 2014 Senate Concurrent Resolution No. 131, relative to laws applicable to the rights of landlords and residential tenants.

Sincerely,

A handwritten signature in black ink that reads "William E. Crawford".

William E. Crawford
Director

WEC/puc
Enclosure

cc: Senator Yvonne Dorsey-Colomb

email cc: David R. Poynter Legislative Research Library
drplibrary@legis.la.us
Secretary of State, Mr. Tom Schedler
admin@sos.louisiana.gov

LOUISIANA STATE LAW INSTITUTE

**INTERIM REPORT TO THE LEGISLATURE
IN RESPONSE TO SCR No. 131
OF THE 2014 REGULAR LEGISLATIVE SESSION**

Relative to laws applicable to the rights of landlords and residential tenants

Prepared for the Louisiana Legislature on

December 14, 2015

Baton Rouge, LA

LANDLORD TENANT COMMITTEE

Sen. Yvonne Dorsey-Colomb, Baton Rouge

 Davida Finger, New Orleans

 Cordell H. Haymon, Baton Rouge

 Marie A. Moore, New Orleans

 Richard D. Moreno, Lake Charles

 Christopher K. Odinet, Baton Rouge

 Peter S. Title, New Orleans

 Dian Tooley-Knoblett, New Orleans

 Sandra Varnado, New Orleans

 Melissa T. Lonegrass, Reporter

 Jessica G. Braun, Staff Attorney

SENATE CONCURRENT RESOLUTION NO. 131

BY SENATOR DORSEY-COLOM B

A CONCURRENT RESOLUTION

To urge and request the Louisiana State Law Institute to study and make recommendations regarding laws applicable to the rights of landlords and residential tenants.

WHEREAS, the state of Louisiana and its municipalities seeks to ensure that people have safe and affordable housing as one of the basic necessities for a healthy community; and

WHEREAS, over the years legislation has been considered to prohibit predatory renting in the residential housing market; and

WHEREAS, renters who run into conflicts with landlords have few rights to invoke, and often face an eviction process that proceeds quickly; and

WHEREAS, the entire eviction process can take as little as two weeks, from the time landlords notify their tenants of the intention to evict, to the final court ruling ordering the inhabitants of the property to vacate; and

WHEREAS, the threat of eviction, and the speed at which people can be evicted, often prevents residential tenants from complaining about poor conditions; and

WHEREAS, laws such as the Uniform Residential Landlord and Tenant Act (URLTA) should be studied to determine whether the state should adopt this Act to define the many rights and obligations of residential tenants and private landlords; and

WHEREAS, the Senate Committee on Judiciary A considered these issues in a public hearing held on January 15, 2014, in which various issues affecting the rights of both landlords and residential tenants were discussed in detail, in light of the URLTA.

THEREFORE, BE IT RESOLVED that the Legislature of Louisiana does hereby urge and request the Louisiana State Law Institute to study and make recommendations regarding the laws applicable to the rights of landlords and residential tenants in Louisiana.

BE IT FURTHER RESOLVED that the Louisiana State Law Institute shall submit a written report of its findings, together with any proposed legislation, to the Legislature of Louisiana no later than February 1, 2016.

SCR NO.131

ENROLLED

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the director of the Louisiana State Law Institute.

PRESIDENT OF THE SENATE

SPEAKER OF THE HOUSE OF REPRESENTATIVES

December 14, 2015

To: Senator John A. Alario, Jr.
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**INTERIM REPORT TO THE LEGISLATURE IN RESPONSE TO
SCR 131 OF THE 2014 REGULAR SESSION**

Senate Concurrent Resolution No. 131 of the 2014 Regular Session [attached] asks the Louisiana State Law Institute to study and make recommendations regarding laws applicable to the rights of landlords and residential tenants.

The Committee has met on six occasions over the past year to study the issue, conduct research, and identify issues and deficiencies under current law. The Committee decided to first take up the issues of security deposits and domestic violence protections. While the Committee has made significant progress in formulating revisions to these statutes, the work is still ongoing. The Committee will continue meeting to complete its work.

A final report will be submitted to the Legislature once the Committee has received full approval of its project from the Council of the Law Institute. The first review by the Council will be this coming spring.

Respectfully submitted,

Professor Melissa T. Lonegrass, Reporter
Landlord Tenant Committee
Louisiana State Law Institute