

Louisiana

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Louisiana. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 18 categories

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1. CORE LEASE REQUIREMENTS

● **1. Lease Formation & Disclosures** (La. Civ. Code Art. 2668, 42 USC § 4852d (lead paint))

■ *Legal Reference:* [La. Civ. Code Art. 2668, 42 USC § 4852d \(lead paint\)](#) (click to view statute)

● **2. Written Lease Requirements** (La. Civ. Code Art. 2681)

■ *Legal Reference:* [La. Civ. Code Art. 2681](#) (click to view statute)

● **3. Lease Language Requirements** (La. Rev. Stat. § 9:3254)

■ *Legal Reference:* [La. Rev. Stat. § 9:3254](#) (click to view statute)

● **4. Lease Addendums** (Various Louisiana laws)

■ *Legal Reference:* [Various Louisiana laws](#)

● **5. Lease Renewal** (La. Civ. Code Art. 2720-2723)

■ *Legal Reference:* [La. Civ. Code Art. 2720-2723](#) (click to view statute)

● **6. Lease Termination** (La. Civ. Code Art. 2728)

■ *Legal Reference:* [La. Civ. Code Art. 2728](#) (click to view statute)

● **7. Early Termination** (La. Civ. Code Art. 2720, La. Rev. Stat. § 40:506(D))

■ *Legal Reference:* [La. Civ. Code Art. 2720, La. Rev. Stat. § 40:506\(D\)](#) (click to view statute)

2. ENTRY & ACCESS

● **1. Landlord Entry Rights** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **2. Emergency Entry** (No specific statute; La. Civ. Code Art. 2691)

■ *Legal Reference:* [No specific statute; La. Civ. Code Art. 2691](#) (click to view statute)

● **3. Tenant's Right to Privacy** (La. Civ. Code Art. 2700)

■ *Legal Reference:* [La. Civ. Code Art. 2700](#) (click to view statute)

● **4. Showing Property to Prospective Tenants (No specific statute)**

■ *Legal Reference: No specific statute*

● **5. Lockouts Prohibited (La. Civ. Code Art. 2700; constructive eviction doctrine)**

■ *Legal Reference: [La. Civ. Code Art. 2700; constructive eviction doctrine](#) (click to view statute)*

3. EVICTION PROCEDURES

● **1. Grounds for Eviction (La. Code Civ. Proc. Art. 4701)**

■ *Legal Reference: [La. Code Civ. Proc. Art. 4701](#) (click to view statute)*

● **2. Notice to Vacate (La. Code Civ. Proc. Art. 4701)**

■ *Legal Reference: [La. Code Civ. Proc. Art. 4701](#) (click to view statute)*

● **3. Eviction Process Timeline (La. Code Civ. Proc. Art. 4701-4735)**

■ *Legal Reference: [La. Code Civ. Proc. Art. 4701-4735](#) (click to view statute)*

● **4. Eviction Court Procedures (La. Code Civ. Proc. Art. 4731-4732)**

■ *Legal Reference: [La. Code Civ. Proc. Art. 4731-4732](#) (click to view statute)*

● **5. Tenant Defenses to Eviction (Various Louisiana laws)**

■ *Legal Reference: Various Louisiana laws*

● **6. Writ/Warrant of Possession (La. Code Civ. Proc. Art. 4733)**

■ *Legal Reference: [La. Code Civ. Proc. Art. 4733](#) (click to view statute)*

● **7. Appeals (La. Code Civ. Proc. Art. 4924)**

■ *Legal Reference: [La. Code Civ. Proc. Art. 4924](#) (click to view statute)*

4. FAIR HOUSING & DISCRIMINATION

● **1. Federal Fair Housing Act (42 U.S.C. §§ 3601-3619)**

■ *Legal Reference: [42 U.S.C. §§ 3601-3619](#) (click to view statute)*

● **2. Louisiana Fair Housing Laws (La. Rev. Stat. §§ 51:2601-2610)**

■ *Legal Reference: [La. Rev. Stat. §§ 51:2601-2610](#) (click to view statute)*

● **3. Reasonable Accommodations (Fair Housing Act; La. Rev. Stat. § 51:2603)**

■ *Legal Reference:* [Fair Housing Act; La. Rev. Stat. § 51:2603](#) (click to view statute)

● **4. Service/Emotional Support Animals (Fair Housing Act; ADA)**

■ *Legal Reference:* [Fair Housing Act; ADA](#) (click to view statute)

● **5. Familial Status Protection (Fair Housing Act; La. Rev. Stat. § 51:2603)**

■ *Legal Reference:* [Fair Housing Act; La. Rev. Stat. § 51:2603](#) (click to view statute)

● **6. Advertising Restrictions (Fair Housing Act)**

■ *Legal Reference:* [Fair Housing Act](#) (click to view statute)

5. FINANCIAL TERMS

● **1. Rent Amount & Payment (La. Civ. Code Art. 2703)**

■ *Legal Reference:* [La. Civ. Code Art. 2703](#) (click to view statute)

● **2. Rent Increases (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **3. Late Fees (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **4. NSF/Bounced Check Fees (La. Rev. Stat. § 14:73.2)**

■ *Legal Reference:* [La. Rev. Stat. § 14:73.2](#) (click to view statute)

● **5. Application Fees (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **7. Pet Fees & Deposits (No specific statute; federal fair housing laws apply)**

■ *Legal Reference:* *No specific statute; federal fair housing laws apply*

● **8. Utilities (La. Civ. Code Art. 2682, 2691)**

■ *Legal Reference:* [La. Civ. Code Art. 2682, 2691](#) (click to view statute)

6. HABITABILITY & REPAIRS

- 1. Implied Warranty of Habitability (La. Civ. Code Art. 2682, 2691)
■ Legal Reference: [La. Civ. Code Art. 2682, 2691](#) (click to view statute)
- 2. Landlord Repair Obligations (La. Civ. Code Art. 2691, 2694)
■ Legal Reference: [La. Civ. Code Art. 2691, 2694](#) (click to view statute)
- 3. Tenant Repair Obligations (La. Civ. Code Art. 2683)
■ Legal Reference: [La. Civ. Code Art. 2683](#) (click to view statute)
- 4. Repair and Deduct (La. Civ. Code Art. 2694)
■ Legal Reference: [La. Civ. Code Art. 2694](#) (click to view statute)
- 5. Tenant-Caused Damage (La. Civ. Code Art. 2686)
■ Legal Reference: [La. Civ. Code Art. 2686](#) (click to view statute)
- 6. Alterations and Improvements (La. Civ. Code Art. 2690, 2692)
■ Legal Reference: [La. Civ. Code Art. 2690, 2692](#) (click to view statute)
- 7. Emergency Repairs (La. Civ. Code Art. 2691, 2694)
■ Legal Reference: [La. Civ. Code Art. 2691, 2694](#) (click to view statute)
- 8. Building Codes (La. Rev. Stat. §§ 40:1-40:23 (State Sanitary Code); local codes)
■ Legal Reference: [La. Rev. Stat. §§ 40:1-40:23 \(State Sanitary Code\); local codes](#) (click to view statute)

7. KEYS & LOCKS

- 1. Lock Requirements (Local building codes)
■ Legal Reference: [Local building codes](#) (click to view statute)
- 2. Rekeying After Tenant Moves Out (No specific statute)
■ Legal Reference: *No specific statute*
- 3. Tenant's Right to Change Locks (No specific statute; La. Civ. Code Art. 2690)
■ Legal Reference: [No specific statute; La. Civ. Code Art. 2690](#) (click to view statute)

8. LOCAL ORDINANCES

- **1. City-Specific Requirements (Various local ordinances)**
■ *Legal Reference:* [Various local ordinances](#) (click to view statute)
- **2. HOA Rules (La. Rev. Stat. §§ 9:1141-9:1152 (Homeowners Association Act))**
■ *Legal Reference:* [La. Rev. Stat. §§ 9:1141-9:1152 \(Homeowners Association Act\)](#) (click to view statute)
- **3. Condo Association Rules (La. Rev. Stat. §§ 9:1121-9:1134 (Condominium Act))**
■ *Legal Reference:* [La. Rev. Stat. §§ 9:1121-9:1134 \(Condominium Act\)](#) (click to view statute)
- **4. Zoning Compliance (Local zoning ordinances)**
■ *Legal Reference:* [Local zoning ordinances](#) (click to view statute)

9. MAINTENANCE STANDARDS

- **1. Smoke Detectors (La. Rev. Stat. § 40:1581; State Uniform Construction Code)**
■ *Legal Reference:* [La. Rev. Stat. § 40:1581; State Uniform Construction Code](#) (click to view statute)
- **2. Carbon Monoxide Detectors (No specific statewide statute; check local codes)**
■ *Legal Reference:* [No specific statewide statute; check local codes](#)
- **3. Heating Systems (La. Civ. Code Art. 2682, 2691)**
■ *Legal Reference:* [La. Civ. Code Art. 2682, 2691](#) (click to view statute)
- **4. Air Conditioning (No specific statute; La. Civ. Code Art. 2682)**
■ *Legal Reference:* [No specific statute; La. Civ. Code Art. 2682](#) (click to view statute)
- **5. Hot Water (La. Civ. Code Art. 2682, 2691)**
■ *Legal Reference:* [La. Civ. Code Art. 2682, 2691](#) (click to view statute)
- **6. Plumbing (La. Civ. Code Art. 2682, 2691)**
■ *Legal Reference:* [La. Civ. Code Art. 2682, 2691](#) (click to view statute)
- **7. Electrical Systems (La. Civ. Code Art. 2682, 2691)**
■ *Legal Reference:* [La. Civ. Code Art. 2682, 2691](#) (click to view statute)

10. PETS & ANIMALS

- 1. Pet Policies (No specific statute)

- *Legal Reference: No specific statute*

- 2. Pet Deposits (No specific statute)

- *Legal Reference: No specific statute*

- 3. Breed Restrictions (No specific statute)

- *Legal Reference: No specific statute*

11. PROHIBITED PRACTICES

- 1. Retaliation Prohibited (No specific statute; general legal principle)

- *Legal Reference: No specific statute; general legal principle*

- 2. Self-Help Eviction Prohibited (La. Civ. Code Art. 2700; constructive eviction doctrine)

- *Legal Reference: [La. Civ. Code Art. 2700; constructive eviction doctrine](#) (click to view statute)*

- 3. Constructive Eviction (Common law doctrine; La. Civ. Code Art. 2700)

- *Legal Reference: [Common law doctrine; La. Civ. Code Art. 2700](#) (click to view statute)*

- 4. Waiver of Tenant Rights (La. Rev. Stat. § 9:3254)

- *Legal Reference: [La. Rev. Stat. § 9:3254](#) (click to view statute)*

- 5. Utility Shutoff Prohibited (La. Civ. Code Art. 2700; constructive eviction)

- *Legal Reference: [La. Civ. Code Art. 2700; constructive eviction](#) (click to view statute)*

- 6. Harassment Prohibited (La. Civ. Code Art. 2700)

- *Legal Reference: [La. Civ. Code Art. 2700](#) (click to view statute)*

12. PROPERTY MANAGEMENT

- 1. Property Manager Licensing (No specific statute)

- *Legal Reference: [No specific statute](#) (click to view statute)*

- 2. Trust Account Requirements (No specific statute for security deposits; La. Rev. Stat. Title 37 (Real Estate))

■ *Legal Reference:* [No specific statute for security deposits; La. Rev. Stat. Title 37 \(Real Estate\)](#) (click to view statute)

● **3. Record Keeping** (No specific statute; best practices)

■ *Legal Reference:* [No specific statute; best practices](#)

● **4. Owner Identification** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

13. REPORTING & DOCUMENTATION

● **1. Record Retention** (No specific statute; general business practices)

■ *Legal Reference:* [No specific statute; general business practices](#)

● **2. Rent Payment Records** (General business practice)

■ *Legal Reference:* [General business practice](#)

● **3. Maintenance Logs** (General business practice; La. Civ. Code Art. 2691)

■ *Legal Reference:* [General business practice; La. Civ. Code Art. 2691](#) (click to view statute)

● **4. Inspection Reports** (Best practice; La. Rev. Stat. § 9:3251)

■ *Legal Reference:* [Best practice; La. Rev. Stat. § 9:3251](#) (click to view statute)

● **5. Lead Registry** (Federal requirement (42 USC 4852d))

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **6. Bedbug Registry** (No Louisiana requirement)

■ *Legal Reference:* [No Louisiana requirement](#)

14. REQUIRED DISCLOSURES

● **1. Lead-Based Paint Disclosure** (42 U.S.C. § 4852d; 24 CFR Part 35)

■ *Legal Reference:* [42 U.S.C. § 4852d; 24 CFR Part 35](#) (click to view statute)

● **2. Mold Disclosure** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **3. Flooding/Natural Hazard Disclosure** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● 4. Bed Bugs (No specific statute)

■ *Legal Reference: No specific statute*

● 5. Foreclosure Status (No specific statute)

■ *Legal Reference: No specific statute*

15. SECURITY DEPOSITS

● 1. Security Deposit Limits (No statutory limit)

■ *Legal Reference: No statutory limit*

● 2. Security Deposit Storage (No specific statute)

■ *Legal Reference: No specific statute*

● 3. Security Deposit Return (La. Rev. Stat. § 9:3251)

■ *Legal Reference: [La. Rev. Stat. § 9:3251](#) (click to view statute)*

● 4. Allowable Deductions (La. Rev. Stat. § 9:3251)

■ *Legal Reference: [La. Rev. Stat. § 9:3251](#) (click to view statute)*

● 5. Itemization Requirements (La. Rev. Stat. § 9:3251(A))

■ *Legal Reference: [La. Rev. Stat. § 9:3251\(A\)](#) (click to view statute)*

● 6. Penalties for Wrongful Withholding (La. Rev. Stat. § 9:3252)

■ *Legal Reference: [La. Rev. Stat. § 9:3252](#) (click to view statute)*

● 7. Transfer of Deposit (La. Rev. Stat. § 9:3251(B))

■ *Legal Reference: [La. Rev. Stat. § 9:3251\(B\)](#) (click to view statute)*

16. SMALL CLAIMS & DISPUTES

● 1. Small Claims Court Jurisdiction (La. Code Civ. Proc. Art. 4901)

■ *Legal Reference: [La. Code Civ. Proc. Art. 4901](#) (click to view statute)*

● 2. Statute of Limitations (La. Civ. Code Art. 3494)

■ *Legal Reference: [La. Civ. Code Art. 3494](#) (click to view statute)*

● 3. Attorney Fees (La. Rev. Stat. § 9:3253)

■ *Legal Reference:* [La. Rev. Stat. § 9:3253](#) (click to view statute)

● **4. Mediation** (No specific statute)

■ *Legal Reference:* *No specific statute*

17. SPECIAL PROPERTY TYPES

● **1. Mobile Homes/Manufactured Housing** (La. Rev. Stat. §§ 9:3261-9:3269)

■ *Legal Reference:* [La. Rev. Stat. §§ 9:3261-9:3269](#) (click to view statute)

● **2. Subsidized Housing** (Federal HUD regulations)

■ *Legal Reference:* [Federal HUD regulations](#) (click to view statute)

● **3. Student Housing** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **4. Senior Housing** (Federal Fair Housing Act (55+ exemption))

■ *Legal Reference:* [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)

● **5. Short-Term Rentals** (Local ordinances vary)

■ *Legal Reference:* [Local ordinances vary](#) (click to view statute)

● **6. Commercial Property** (La. Civ. Code Arts. 2668-2729 (apply but more flexibility))

■ *Legal Reference:* [La. Civ. Code Arts. 2668-2729 \(apply but more flexibility\)](#) (click to view statute)

18. SPECIAL TENANCY TYPES

● **1. Month-to-Month Tenancies** (La. Civ. Code Art. 2728)

■ *Legal Reference:* [La. Civ. Code Art. 2728](#) (click to view statute)

● **2. Week-to-Week Tenancies** (La. Civ. Code Art. 2728)

■ *Legal Reference:* [La. Civ. Code Art. 2728](#) (click to view statute)

● **3. Fixed-Term Leases** (La. Civ. Code Art. 2720)

■ *Legal Reference:* [La. Civ. Code Art. 2720](#) (click to view statute)

● **4. Subletting & Assignment** (La. Civ. Code Art. 2713)

■ *Legal Reference:* [La. Civ. Code Art. 2713](#) (click to view statute)

● 5. Roommates & Co-Tenants (No specific statute)

■ *Legal Reference: No specific statute*

● 6. Occupancy Limits (Local housing codes; La. Rev. Stat. §§ 40:1-40:23)

■ *Legal Reference: [Local housing codes; La. Rev. Stat. §§ 40:1-40:23](#) (click to view statute)*

● 7. Guests (No specific statute)

■ *Legal Reference: No specific statute*

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● 1. City-Specific Requirements (Various local ordinances)

■ *Legal Reference: [Various local ordinances](#)*

● 2. HOA Rules (La. Rev. Stat. §§ 9:1141-9:1152 (Homeowners Association Act))

■ *Legal Reference: [La. Rev. Stat. §§ 9:1141-9:1152 \(Homeowners Association Act\)](#)*

● 3. Condo Association Rules (La. Rev. Stat. §§ 9:1121-9:1134 (Condominium Act))

■ *Legal Reference: [La. Rev. Stat. §§ 9:1121-9:1134 \(Condominium Act\)](#)*

● 4. Zoning Compliance (Local zoning ordinances)

■ *Legal Reference: [Local zoning ordinances](#)*

For the most current information, always consult official state sources.

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■ Questions or need legal review? Contact: **support@enCompliance.com**

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