

2026 Regular Session

SENATE BILL NO. 286

BY SENATOR DUPLESSIS

SPECIAL DISTRICTS. Provides relative to the New Orleans Downtown Development District. (gov sig)

1 AN ACT

2 To amend and reenact the introductory paragraph of R.S. 33:2740.3(A) and 2740.3(A)(2),
3 (C)(1), (F), and (H) and to enact R.S. 33:2740.3(G)(5), relative to the Downtown
4 Development District of the city of New Orleans; to provide relative to the
5 appointment of members of the board of commissioners of the Downtown
6 Development District of the city of New Orleans; to provide relative to the term of
7 the special tax authorized to be levied by the city of New Orleans for the district; to
8 provide for the disbursement of the proceeds of the special tax; to provide for the
9 classification of the district as a political subdivision; to provide relative to the
10 payment of bonds payable from the special tax; to provide for voter approval for the
11 levy of taxes or the issuance of bonds; to provide for an effective date; and to provide
12 for related matters.

13 Notice of intention to introduce this Act has been published.

14 Be it enacted by the Legislature of Louisiana:

15 Section 1. The introductory paragraph of R.S. 33:2740.3(A) and 2740.3(A)(2),
16 (C)(1), (F), and (H) are hereby amended and reenacted and R.S. 33:2740.3(G)(5) is hereby
17 enacted to read as follows:

1 §2740.3. The Downtown Development District of the City of New Orleans; creation,
 2 composition, and powers; preparation of plans; levy of ad valorem
 3 taxes and issuance of bonds

4 A.(1) There shall be, and there hereby is, created a special taxing district,
 5 **which shall be a political subdivision**, within the city of New Orleans comprised
 6 of all the territory within the following prescribed boundaries:

7 * * *

8 (2) The special taxing district shall be **a political subdivision of the state**
 9 known as and is hereby designated the Downtown Development District of the City
 10 of New Orleans, hereinafter in this Section referred to as the "district", the creation
 11 to be effective January 1, 1975.

12 * * *

13 C.(1) The board shall be composed of eleven members, at least five of whom
 14 shall be qualified voters of the city of New Orleans, and shall have their principal
 15 place of business in, or own property in, the district. Each board member shall be
 16 subject to confirmation by the New Orleans city council.

17 (a) The members of the board shall possess additional qualifications and shall
 18 be appointed as follows:

19 (i) Two of the members shall be appointed by the mayor **of the city of New**
 20 **Orleans**.

21 (ii) One of the members shall be appointed by the New Orleans city council
 22 member representing ~~City Council~~ District B **of the New Orleans city council**.

23 (iii) One of the members shall be appointed by New Orleans & Company.

24 (iv) Two of the members shall be appointed by the New Orleans Chamber of
 25 Commerce, ~~subject to approval by the president of the New Orleans city council~~.

26 (v) One of the members shall be appointed by the Greater New Orleans Hotel
 27 and Lodging Association, ~~subject to approval by the president of the New Orleans~~
 28 ~~city council~~.

29 (vi) One of the members shall be appointed by the Louisiana Restaurant

1 Association, subject to approval by the president of the New Orleans city council.

2 (vii) One of the members shall be appointed by the member or members of
3 the Louisiana House of Representatives ~~who represent~~ **representing** the district.

4 (viii) Two of the members shall be appointed by the member or members of
5 the Louisiana Senate ~~who represent~~ **representing** the district.

6 (b) ~~Upon the first meeting, the members of the board shall be randomly~~
7 ~~allotted terms as follows: three members for one year each, three members for two~~
8 ~~years each, three members for three years each, and two members for four years~~
9 ~~each; the length of the term for each individual appointed to be determined by lot.~~
10 ~~They shall serve until their successors have been appointed and qualified. Each board~~
11 ~~member shall be required to annually provide an affidavit attesting that the board~~
12 ~~member has a principal place of business or owns property in the district. Using the~~
13 ~~initial staggered terms of each appointed member as established by the district~~
14 ~~in September 2025, any newly appointed or reappointed board member shall~~
15 ~~serve a term of five years, provided that if at the expiration of any term of office~~
16 ~~of any board member a successor thereto has not been elected, then the member~~
17 ~~whose term of office has expired shall continue to hold office until the successor~~
18 ~~shall be appointed.~~

19 (c) ~~The members of the board thereafter appointed by the mayor upon the~~
20 ~~expiration of the respective terms of the initial appointees shall be selected and~~
21 ~~appointed in accordance with the procedures in this Subsection prescribed for the~~
22 ~~selection and appointment of the original members for the term of five years.~~
23 ~~However, vacancies shall be filled from nominations submitted by the New Orleans~~
24 ~~Chamber of Commerce in the following manner. The mayor shall select and appoint~~
25 ~~one of two names submitted to him by such council for each of the five vacancies for~~
26 ~~which the council is to submit nominees. If the selection and appointment by the~~
27 ~~mayor does not take place within thirty days following submission of the nominees~~
28 ~~by the New Orleans Chamber of Commerce, the selection and appointment shall be~~
29 ~~made by the city council. Any vacancy which occurs prior to the expiration of the~~

1 ~~term for which a member of the board has been appointed shall be filled in~~
 2 ~~accordance with the procedures as set forth herein. However, the New Orleans~~
 3 ~~Chamber of Commerce may submit additional nominees to either the mayor or the~~
 4 ~~city council, as applicable, until all vacancies pursuant to this Subsection are filled.~~

* * *

6 F. The city council, in addition to all other taxes which it is now or hereafter
 7 may be authorized by law to levy and collect, is hereby authorized to levy and collect
 8 as hereinafter specifically provided for a term not to exceed fifty years ~~from and after~~
 9 ~~the date that the first tax is levied pursuant to the provisions of this Section, in the~~
 10 ~~same manner and at the same time as all other ad valorem taxes on property subject~~
 11 ~~to taxation by the city are levied and collected, a special ad valorem tax upon all~~
 12 ~~taxable real property situated within the boundaries of the ~~core area development~~~~
 13 ~~district. The number of mills hereby authorized shall be computed by dividing the~~
 14 ~~number of mills levied and collected by the city of New Orleans for general~~
 15 ~~operating purposes for the year 1977 into the number of mills levied and collected~~
 16 ~~by the city of New Orleans for general operating purposes for the year 1978 and~~
 17 ~~multiplying the result by ten. No such tax shall be levied until a plan requiring or~~
 18 ~~requesting the levy of a tax is finally and conclusively adopted in accordance with~~
 19 ~~the procedures prescribed in this Section. The proceeds of the tax shall be used solely~~
 20 ~~and exclusively for the purposes and benefit of the district. The Beginning with~~
 21 ~~revenues of such tax for the year 2027, and thereafter, the proceeds of the tax~~
 22 ~~shall be paid over to the Board of Liquidation, City Debt, district day by day as the~~
 23 ~~same are collected and received by the appropriate officials of the city of New~~
 24 ~~Orleans and maintained by the district in a separate account. The tax proceeds shall~~
 25 ~~be paid out by the Board of Liquidation, City Debt, solely for the purposes herein~~
 26 ~~provided upon warrants or drafts drawn on the Board of Liquidation, City Debt, by~~
 27 ~~the appropriate officials of the city and the treasurer of the district.~~

28 G.(1) * * *

29 **(5) In the event that bonds payable from the special tax authorized,**

1 levied, and collected pursuant to the provisions of this Section have been issued,
 2 the district shall transfer to the Board of Liquidation, City Debt, from the first
 3 revenues of such tax received in any calendar year, a sum equal to the principal
 4 and interest payable on the bonds in that calendar year. After such amount of
 5 the revenues of the tax have actually been transferred to the Board of
 6 Liquidation, City Debt, then all revenues of the tax remaining in that year shall
 7 be retained by the district and free for expenditure by the district for the
 8 purposes for which the tax was authorized by the voters.

9 H. Notwithstanding any other provision of this Section to the contrary, no tax
 10 authorized in this Section shall be levied and no bonds shall be issued unless and
 11 until the maximum amount of the tax and the maximum amount of the bonds has
 12 been approved by a majority of the electors of the district voting thereon ~~in the city~~
 13 ~~of New Orleans~~ in an election called for that purpose. No bonds issued pursuant to
 14 this Section shall be general obligations of the state of Louisiana, the parish of
 15 Orleans, or the city of New Orleans.

16 * * *

17 Section 2. This Act shall become effective upon signature by the governor or, if not
 18 signed by the governor, upon expiration of the time for bills to become law without signature
 19 by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If
 20 vetoed by the governor and subsequently approved by the legislature, this Act shall become
 21 effective on the day following such approval.

The original instrument and the following digest, which constitutes no part of the legislative instrument, were prepared by Senate Legislative Services. The keyword, summary, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

DIGEST

SB 286 Reengrossed

2026 Regular Session

Duplessis

Present law (R.S. 33:2740.3) creates the Downtown Development District of the city of New Orleans.

Proposed law retains present law and clarifies that the Downtown Development District of the city of New Orleans shall be classified as a political subdivision.

Present law (R.S. 33:2740.3(C)) provides that the board shall be composed of 11 members,

at least five of whom shall be qualified voters of the city of New Orleans, and shall have their principal place of business in, or own property in, the district. Provides that each board member shall be subject to confirmation by the New Orleans city council.

Proposed law retains present law clarifies that each board member shall be nominated and subject to confirmation by a simple majority vote of the New Orleans city council.

Proposed law provides that each nominating individual or entity shall provide its proposed nomination to the clerk of the city council and the city council shall timely consider the nomination for final appointment. Further provides that if any of the nominating entities set forth in present law shall at any time cease to exist, then its right to nominate a member of the board shall revert to the mayor.

Proposed law provides that the members of the board shall possess additional qualifications and shall be appointed as follows:

- (1) Two of the members shall be appointed by the mayor of the city of New Orleans.
- (2) One of the members shall be appointed by the New Orleans city council member representing City Council District B of the New Orleans city council.
- (3) One of the members shall be appointed by New Orleans & Company.
- (4) Two of the members shall be appointed by the New Orleans Chamber of Commerce, subject to approval by the president of the New Orleans city council.
- (5) One of the members shall be appointed by the Greater New Orleans Hotel and Lodging Association, subject to approval by the president of the New Orleans city council.
- (6) One of the members shall be appointed by the La. Restaurant Association, subject to approval by the president of the New Orleans city council.
- (7) One of the members shall be appointed by the member or members of the La. House of Representatives who represent the district.
- (8) Two of the members shall be appointed by the member or members of the La. Senate who represent the district.

Proposed law retains present law but mandates that the members are nominated instead of appointed and removes provisions requiring that certain members be approved by the president of the New Orleans city council.

Present law provides that upon the first meeting, the members of the board shall be randomly allotted terms as follows: three members for one year each, three members for two years each, three members for three years each, and two members for four years each; the length of the term for each individual appointed to be determined by lot. Provides that the board members shall serve until their successors have been appointed and qualified. Further provides that each board member shall be required to annually provide an affidavit attesting that the board member has a principal place of business or owns property in the district.

Proposed law provides that any newly appointed or reappointed board member shall serve a term of five years, provided that if at the expiration of any term of office of any board member a successor thereto has not been elected, then the member whose term of office has expired shall continue to hold office until their successor shall be so appointed.

Present law provides that the members of the board thereafter appointed by the mayor upon the expiration of the respective terms of the initial appointees shall be selected and appointed

in accordance with the procedures in present law prescribed for the selection and appointment of the original members for the term of five years. Further provides that vacancies shall be filled from nominations submitted by the New Orleans Chamber of Commerce.

Present law provides that the mayor shall select and appoint one of two names submitted to him by the council for each of the five vacancies for which the council is to submit nominees. If the selection and appointment by the mayor does not take place within 30 days following submission of the nominees by the New Orleans Chamber of Commerce, the selection and appointment shall be made by the city council.

Present law provides that any vacancy which occurs prior to the expiration of the term for which a member of the board has been appointed shall be filled in accordance with the procedures as set forth in present law. Further provides that the New Orleans Chamber of Commerce may submit additional nominees to either the mayor or the city council, as applicable, until all vacancies pursuant to present law are filled.

Proposed law deletes present law.

Present law (R.S. 33:2740.3(F)) provides that the city council, in addition to all other taxes which it is now or hereafter may be authorized by law to levy and collect, is hereby authorized to levy and collect as hereinafter specifically provided for a term not to exceed 50 years from and after the date that the first tax is levied pursuant to the provisions of present law in the same manner and at the same time as all other ad valorem taxes on property subject to taxation by the city are levied and collected, a special ad valorem tax upon all taxable real property situated within the boundaries of the core area development district.

Proposed law retains present law but changes applicability of the maximum 50-year term from and after the date that the first tax is levied pursuant to the provisions of present law to after the next imposition of the tax.

Present law provides that the number of mills hereby authorized shall be computed by dividing the number of mills levied and collected by the city of New Orleans for general operating purposes for the year 1977 into the number of mills levied and collected by the city of New Orleans for general operating purposes for the year 1978 and multiplying the result by 10. Further provides that no such tax shall be levied until a plan requiring or requesting the levy of a tax is finally and conclusively adopted in accordance with the procedures prescribed in present law.

Proposed law deletes present law.

Present law provides that the proceeds of the tax shall be used solely and exclusively for the purposes and benefit of the district. The proceeds shall be paid over to the Board of Liquidation, City Debt day by day as the same are collected and received by the appropriate officials of the city of New Orleans and maintained by the district in a separate account.

Proposed law provides that beginning with revenues of the tax for the year 2027, and thereafter, the proceeds of the tax shall be paid over to the district day by day as the same are collected and received by the appropriate officials of the city of New Orleans and maintained by the district in a separate account.

Present law provides that the tax proceeds shall be paid out by the Board of Liquidation, City Debt solely for the purposes herein provided upon warrants or drafts drawn on the Board of Liquidation, City Debt by the appropriate officials of the city and the treasurer of the district.

Proposed law deletes present law.

Proposed law provides that in the event that bonds payable from the special tax authorized,

levied and collected pursuant to the provisions of present law have been issued, the district shall transfer to the Board of Liquidation, City Debt from the first revenues of the tax received in any calendar year, a sum equal to the principal and interest payable on the bonds in that calendar year. Further provides that after the revenues of the tax have actually been transferred to the Board of Liquidation, City Debt then all revenues of the tax remaining in that year shall be free for expenditure by the district for the purposes for which the tax was authorized by the voters.

Present law provides that, notwithstanding any other provision of present law to the contrary, no tax authorized in present law shall be levied and no bonds shall be issued unless and until the maximum amount of the tax and the maximum amount of the bonds has been approved by a majority of the electors voting thereon in the city of New Orleans in an election called for that purpose. Provides that no bonds issued pursuant to present law shall be general obligations of the state of Louisiana, the parish of Orleans, or the city of New Orleans.

Proposed law retains present law but changes the requirement that the maximum amount of the tax and the maximum amount of the bonds be approved by a majority of the electors voting thereon in the city of New Orleans and instead requires approval by a majority of the electors of the district.

Effective upon signature of the governor or lapse of time for gubernatorial action.

(Amends R.S. 33:2740.3(A)(intro para) and 2740.3(A)(2), (C)(1), (F) and (H); adds R.S. 33:2740.3(G)(5))

Summary of Amendments Adopted by Senate

Committee Amendments Proposed by Senate Committee on Local and Municipal Affairs to the original bill

1. Makes technical changes.
2. Removes provisions requiring that certain board members be approved by the president of the New Orleans city council.
3. Changes the applicability of the maximum 50-year term of the special tax authorized to be levied by the city of New Orleans from and after the date that the first tax is levied pursuant to the provisions of present law to after the next imposition of the tax.

Summary of Amendments Adopted by Senate

Senate Floor Amendments to engrossed bill

1. Changes the required voter approval for the maximum amount of the tax and the maximum amount of the bonds of the Downtown Development District of the city of New Orleans from the electorate in the city of New Orleans to the electorate of the district.