
DIGEST

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HB 594 Original

2020 Regular Session

Seabaugh

Abstract: Authorizes court-ordered partitions by private sale.

Present law (C.C. 811) provides for court-ordered sale of property by public or private sale; however, if the parties do not agree to a private sale, the property is sold at public sale.

Proposed law (C.C. 811) provides that the court may order a partition by private sale for absentee and nonconsenting co-owners.

Proposed law (C.C.P. 4607) provides that if the partition is made at private sale without the consent of all co-owners, the sale cannot be for less than 2/3rds the appraised property value.

Present law (C.C.P. 4621) provides that for an absentee co-owner, a partition may be effected by licitation.

Proposed law (C.C.P. 4621) retains present law and provides for partition by private sale.

Proposed law (C.C.P. 4622) provides that a petition for partition by private sale shall describe the primary terms of the proposed sale, identify the proposed purchaser, if any, and disclose whether the proposed purchaser is related to any co-owner.

Proposed law (C.C.P. 4624 and C.C.P. 4625) amends present law by including partitions by private sale in the requirements of notice publication and trial.

Proposed law (C.C.P. 4626) provides that the judgment dictate that a pro-rata payment of reasonable costs related to the sale be deducted from the share of each co-owner.

Proposed law (C.C.P. 4627) provides for the effect of a judgment ordering a public sale also applies to private sales.

Proposed law (C.C.P. 4629) provides for applicability to both partitions by licitation and by private sale.

Proposed law provides for an appointment of an attorney for incompetent parties for partitions by private sale.

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

(Amends C.C. Art. 881 and C.C.P. Arts. 4607, 4621, 4622, 4624, 4625, 4627, 4629, and 4643; Adds C.C.P. Art. 4626(3))