

2025 Regular Session

SENATE BILL NO. 79

BY SENATOR BASS

Prefiled pursuant to Article III, Section 2(A)(4)(b)(i) of the Constitution of Louisiana.

ECONOMIC DEVELOPMENT. Provides relative to requirements of industrial areas.  
(8/1/25)

AN ACT

To amend and reenact R.S. 33:130.12 and R.S. 51:1202, relative to industrial areas; to provide for the inclusion of a data center as an industrial purpose; to provide for certain cooperative endeavor agreements for services and facilities; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. R.S. 33:130.12 is hereby amended and reenacted to read as follows:

§130.12. Territory included within industrial area

Subject to the limitation contained in R.S. 33:130.11, an industrial area may include any compact body of land which is used exclusively for industrial purposes or which is primarily suited for industrial development. **For the purposes of this Subpart, "industrial purposes" shall include the construction and operation of data centers and commercial operations directly related thereto.**

Section 2. R.S. 51:1202 is hereby amended and reenacted to read as follows:

§1202. Facilities to be furnished and maintained by industries located in industrial area

A. Those industries located within the boundaries of any industrial area

1 established pursuant to Subpart B-1 of Part IV of Chapter 1 of Title 33 of the  
2 Louisiana Revised Statutes of 1950 shall furnish and maintain individually or as a  
3 group the following services usually provided by parish or local governments: the  
4 construction and cleaning of streets, street lighting, sewers and sewerage works,  
5 water service, fire protection, and garbage and refuse collection and disposal. Any  
6 industrial area which furnishes and maintains all of the above enumerated services  
7 shall not be subject to annexation or incorporation. Any industrial area heretofore  
8 designated which complies with the provisions hereof shall be considered validly  
9 designated hereunder and any agreement or resolution with respect thereto shall be  
10 considered to include all services herein enumerated though not specifically included  
11 therein. ~~Agreements between the industries located within the boundaries of an~~  
12 ~~industrial area and the governing authority of the parish and/or any municipality or~~  
13 ~~municipalities situated therein may be made for mutual fire protection in grave~~  
14 ~~emergencies~~ **Industries located within the boundaries of an industrial area may**  
15 **enter into one or more cooperative endeavor agreements with the parish or**  
16 **municipality in which the industrial area is situated, any other political**  
17 **subdivision of the state that is not a parish or municipality, a political**  
18 **corporation of the state, or any private entity to provide one or more of the**  
19 **services or facilities required in this Section. However, in the event an industrial**  
20 **area is not situated within a municipality, or the municipality in which the**  
21 **industrial area is situated determines it is not able or willing to enter into a**  
22 **cooperative endeavor agreement to provide the requested services or facilities,**  
23 **the industries within the industrial area may enter into one or more cooperative**  
24 **endeavor agreements with another municipality for the services or facilities.**

25 B. **Any cooperative endeavor agreement entered into for the purpose of**  
26 **providing any of the services or facilities required in this Section shall include**  
27 **a provision ensuring that the obligations required under the agreement shall not**  
28 **impair the prior existing obligations of the parish, municipality, or political**  
29 **subdivision to provide the contracted services or facilities to its existing**

1           residents.

2           C. All industrial areas established pursuant to Subpart B-1 of Part IV of  
3           Chapter 1 of Title 33 of the Louisiana Revised Statutes of 1950 shall include  
4           provision for access by public road to any and all entrances to the premises of each  
5           and every plant in such area which entrances are provided for use by employees of  
6           such company, or for use by employees of independent contractors working on such  
7           premises, or for delivery of materials or supplies, other than by rail or water  
8           transportation, to such premises.

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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)]

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#### DIGEST

SB 79 Original

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Bass

Present law provides that an industrial area may include any compact body of land which is used exclusively for industrial purposes or is primarily suited for industrial development.

Proposed law retains present law and provides that the construction and operation of data centers shall be considered an industrial purpose.

Present law provides that industries located within the boundaries of any industrial area shall furnish and maintain certain services that are usually provided by parish or local government. Further provides that any industrial area which furnishes and maintains those services shall not be subject to annexation or incorporation.

Present law allows agreements between the industries located within the boundaries of an industrial area and the governing authority of the parish or any municipalities to be made for mutual fire protection in grave emergencies.

Proposed law retains present law in part except provides that industries located within the boundaries of an industrial area may enter into one or more cooperative endeavor agreements with the parish or municipality in which it is situated, any political corporation, or any private entity to provide one or more services or facilities required, by present law.

Proposed law provides that in the event an industrial area is not situated within a municipality, or the municipality is unable or unwilling to enter into a cooperative endeavor agreement to provide the requested services or facilities, the industries may enter into a cooperative endeavor agreement with another municipality for services and facilities.

Proposed law requires any cooperative endeavor agreement entered into for the purpose of providing any of the services or facilities required to include a provision ensuring that the obligations required under the agreement will not impair existing obligations of the parish, municipality, or political subdivision to provide the services or facilities to its existing residents.

Effective August 1, 2025.

(Amends R.S. 33:130.12 and R.S. 51:1202)