
DIGEST

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HB 247 Engrossed

2025 Regular Session

Chenevert

Abstract: Authorizes East Baton Rouge Parish and the city of Baton Rouge to expropriate blighted property by declaration of taking (quick-taking).

Proposed law authorizes East Baton Rouge Parish and the city of Baton Rouge to expropriate abandoned or blighted property by a declaration of taking.

Proposed law defines "abandoned property", "vacant or not lawfully occupied", "blighted property", "governing authority", "notice", "owner", and "property".

Proposed law provides for the following procedures:

- (1) Requires notification to an owner of the intention to expropriate the property at least 15 days prior to filing a petition for expropriation.
- (2) Expropriation is to be conducted in a manner consistent with the existing procedures used by DOTD.
- (3) Requires the filing of a petition and resolution containing a statement of public purpose and attachment of certain other documentation and depositing in the registry of the court an amount equal to the estimated value of the property. Upon presentation of the receipt of the deposit, the court issues an ex parte order vesting title with the governing authority. The ex parte order becomes final upon defendant's failure to file a motion to dismiss or a judgment is rendered in favor of the governing authority on the trial of the motion.
- (4) Upon receipt of the deposit and the ex parte order, notice of the petition, along with the ex parte order and receipt of deposit, is sent by the clerk of court to all defendants.
- (5) Provides procedures for a defendant to contest the validity of the taking on the grounds that the property taken was not expropriated for a public purpose or that the blighted conditions on the property have been or are in the process of being rehabilitated within 15 days after the date which the citation was served.
- (6) Provides for equal opportunity for all natural and juridical persons to purchase expropriated blighted property from the governing authority when the governing authority decides to sell, convey, or otherwise dispose of expropriated property.

- (7) Requires the governing authority to provide notice of the sale of property acquired through expropriation.

(Adds R.S. 19:140-140.12)