

**SENATE SUMMARY OF HOUSE AMENDMENTS****SB 236****2025 Regular Session****Edmonds****KEYWORD AND SUMMARY AS RETURNED TO THE SENATE**

**BLIGHTED PROPERTY.** Provides for the demolition or removal of dilapidated and dangerous buildings or structures by the governing authority of a parish or municipality. (8/1/25)

**SUMMARY OF HOUSE AMENDMENTS TO THE SENATE BILL**

1. Grant parishes and municipalities the authority to empower hearing officers in administrative procedures to condemn property determined to be blighted or abandoned and authorize the parish or municipality to demolish the blighted or abandoned property.
2. Remove provisions that provide that, in the city of Baton Rouge, parish of East Baton Rouge, the governing authority shall be the administrative court established by ordinance and instead provides that the hearing officer appointed pursuant to present law (R.S. 13:2575 and 2576) shall determine condemnations.

**DIGEST OF THE SENATE BILL AS RETURNED TO THE SENATE**

SB 236 Engrossed

2025 Regular Session

Edmonds

Present law (R.S. 33:4761) provides that the governing authority of any parish or municipality may condemn and cause to be demolished or removed any building or structure within the parish or municipality when it is in a dilapidated and dangerous condition which endangers the public welfare.

Present law (R.S. 13:2575) provides that any municipality or parish may prescribe civil fines for blighted property, abandoned property, or properties in violation of public health, housing, fire code, environmental, or historical district ordinances. Authorizes each parish or municipality to adopt ordinances establishing an administrative adjudication hearing procedure. Requires that the ordinance provide for a time period for persons charged with owning blighted or abandoned property, or violating a public health, housing, fire code, environmental, and historic district ordinance to have a hearing. Requires that the ordinance provide for the appointment of one or more hearing officers. Authorizes each parish or municipality to grant certain powers to a hearing officer, including but not limited to the following:

- (1) Administer oaths and affirmations.
- (2) Issue orders compelling the attendance of witnesses and defendants and the production of documents.
- (3) Levy fines, fees, penalties, and hearing costs, the maximum of which shall not exceed those established for the parish or municipal courts.
- (4) Order violators to correct violations within a stipulated time.
- (5) Record orders, judgments, notices of judgments, or liens in the mortgage office of the parish in which the immovable property, or any portion thereof, in or on which the violation occurred is situated.

Proposed law retains present law and additionally grants each parish or municipality the authority to empower a hearing officer to condemn property determined to be blighted or abandoned and authorize the parish or municipality to demolish the blighted or abandoned property.

Present law provides for a method for municipalities to expropriate abandoned or blighted property by a declaration of taking.

Proposed law provides that in the parish of East Baton Rouge or its municipalities, expropriation proceedings shall be initiated by a member of the governing authority representing the district in which the subject property is located and that in the city of Baton Rouge, and parish of East Baton Rouge, the governing authority is the hearing officer appointed pursuant to law to determine condemnations.

(Amends R.S. 19:136, 136.1(3), and R.S. 33:4761; adds R.S. 13:2575(B)(3)(g) and R.S. 19:136.2(D))