

2025 Regular Session

ACT No. 255

HOUSE BILL NO. 234

BY REPRESENTATIVES MANDIE LANDRY, BAYHAM, CARPENTER, CHASSION,
FISHER, FREEMAN, GREEN, HILFERTY, HUGHES, KNOX, LARVADAIN,
LYONS, MARCELLE, NEWELL, PHELPS, SCHLEGEL, TAYLOR, VILLIO,
WALTERS, AND WILLARD

1 AN ACT

2 To amend and reenact R.S. 14:107.3(A)(1) and (3)(introductory paragraph) and (B) and R.S.
3 33:1374(B)(1), relative to criminal blighting of property; to provide relative to
4 definitions; to provide relative to the elements of criminal blighting of property; and
5 to provide for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. R.S. 14:107.3(A)(1) and (3)(introductory paragraph) and (B) are hereby
8 amended and reenacted to read as follows:

9 §107.3. Criminal blighting of property

10 A. The terms used in this Section shall have the following meanings:

11 (1) "Blighted property" means ~~those commercial or residential premises,~~
12 ~~including lots, which have been declared vacant, uninhabitable, and hazardous by an~~
13 ~~administrative hearing officer acting pursuant to R.S. 13:2575 or 2576 or other~~
14 ~~applicable law. Such premises may include premises which, because of their~~

1 ~~physical condition, are considered hazardous to persons or property, have been any~~
2 vacant or occupied immovable property that has been declared or certified as
3 ~~blighted, and have been declared to be~~ or a public nuisance by a court of competent
4 jurisdiction or by an administrative hearing officer acting pursuant to R.S. 13:2575
5 or 2576, or any other applicable law.

6 * * *

7 (3) "Public nuisance" means any garage, shed, barn, house, building,
8 apartment, or structure, that by reason of the condition in which it is permitted to
9 remain, may endanger the health, life, limb, or property of any person, or cause any
10 hurt, harm, damages, injury, or loss to any person in any one or more of the
11 following conditions:

12 * * *

13 B. Criminal blighting of property is the intentional or criminally negligent
14 permitting of the existence of a condition of deterioration of property by the owner,
15 which is deemed to have occurred when the property has been declared or certified
16 as blighted ~~after~~ or a public nuisance by an administrative hearing; officer acting
17 pursuant to R.S. 13:2575 or 2576, or any other applicable law.

18 * * *

19 Section 2. R.S. 33:1374(B)(1) is hereby amended and reenacted to read as follows:
20 §1374. Enforcement of health, safety, and welfare ordinances of Orleans Parish

21 * * *

22 B. The following terms, whenever used or referred to in any proceedings
23 pursuant to this Section or in R.S. 13:2575, shall have the following respective
24 meanings, unless a different meaning clearly appears from the context:

25 (1) "Blighted property" means ~~commercial or residential premises, including~~
26 ~~lots, which are vacant, uninhabitable, and hazardous and because of their physical~~
27 ~~condition, are considered hazardous to persons or property, or~~ any vacant or
28 occupied immovable property that have has been declared or certified blighted, and
29 ~~have has~~ has been declared to be a public nuisance by a court of competent jurisdiction,
30 ~~or by~~ an administrative hearing officer acting pursuant to competent jurisdiction, or

3 * * *

PRESIDENT OF THE SENATE

APPROVED: _____