

2026 Regular Session

HOUSE BILL NO. 362

BY REPRESENTATIVE NEWELL

DISTRICTS/CRIME PREVENT: Creates the Regency Park Townhomes Crime Prevention and Security District in Orleans Parish

1 AN ACT

2 To enact R.S. 33:9091.30, relative to Orleans Parish; to create the Regency Park  
3 Townhomes Crime Prevention and Security District; to provide relative to the  
4 boundaries, purpose, governance, and powers and duties of the district; to provide  
5 for district funding; to provide for effectiveness; and to provide for related matters.

6 Notice of intention to introduce this Act has been published  
7 as provided by Article III, Section 13 of the Constitution of  
8 Louisiana.

9 Be it enacted by the Legislature of Louisiana:

10 Section 1. R.S. 33:9091.30 is hereby enacted to read as follows:

11 §9091.30. Regency Park Townhomes Crime Prevention and Security District

12 A. There is hereby created within the parish of Orleans, as more specifically  
13 provided in Subsection B of this Section, a body politic and corporate known as the  
14 Regency Park Townhomes Crime Prevention and Security District, referred to in this  
15 Section as the "district". The district is a political subdivision of the state as defined  
16 in the Constitution of Louisiana.

17 B. The district is comprised of the area within the following perimeter:  
18 Morrison Road, Downman Road, Seabrook Place, and Countess Lane.

1           C. The district is established for the primary objective and purpose of  
2           promoting and encouraging the beautification, security, and overall betterment of the  
3           district.

4           D.(1) The district shall be governed by a board of commissioners, referred  
5           to in this Section as the "board", composed of five voting members and one  
6           nonvoting member as follows:

7           (a) The president, secretary, and treasurer of the Regency Park Townhomes  
8           Association, referred to in this Section as the "association".

9           (b) The governing board of the association shall appoint two members who  
10           shall be residents of the district.

11           (c) The manager of the Regency Park Townhomes who shall be a nonvoting  
12           member.

13           (2)(a) Board members serving pursuant to Subparagraph (1)(b) of this  
14           Subsection shall serve three-year terms after initial terms as follows: one member  
15           shall serve an initial term of three years and one shall serve an initial term of two  
16           years, as determined by lot at the first meeting of the board.

17           (b) The members serving pursuant to Subparagraphs (1)(a) and (c) of this  
18           Subsection shall serve during their terms of office.

19           (3) Any vacancy which occurs prior to the expiration of a term shall be filled  
20           for the remainder of the unexpired term in the manner of the original appointment.

21           (4) The board shall elect from its members a chairman, a vice chairman, a  
22           secretary, a treasurer, and other officers as it deems necessary. The duties of the  
23           officers shall be fixed by the bylaws adopted by the board.

24           (5) The secretary or the treasurer of the board shall maintain the minute  
25           books and archives of the district. The monies, funds, and accounts of the district  
26           shall be in the official custody of the board.

27           (6) The board may adopt rules and regulations for conducting its business  
28           affairs. Rules and regulations of the board relative to the notice and conduct of  
29           meetings shall conform to applicable law, including laws relative to open meetings.

1        The board shall hold regular meetings and may hold special meetings at times and  
2        places within the district as prescribed in the bylaws.

3                (7) A majority of the voting members of the board constitutes a quorum for  
4        the transaction of business. The board shall keep minutes of all meetings and shall  
5        make them available through the secretary of the board to residents of the district.

6                (8) The members of the board shall serve without compensation but shall be  
7        reimbursed for reasonable out-of-pocket expenses directly related to the governance  
8        of the district.

9                E. The district, acting through its board, shall have the following powers and  
10       duties:

11                (1) To sue and be sued.

12                (2) To adopt, use, and alter at will a corporate seal.

13                (3) To receive and expend funds collected pursuant to Subsections F and G  
14       of this Section and in accordance with a budget adopted as provided by Subsection  
15       H of this Section.

16                (4) To enter into contracts with individuals or entities, private or public.

17                (5) To provide or enhance security patrols in the district and to provide for  
18       improved lighting, signage, or matters relating to the security and beautification of  
19       the district.

20                (6) To enter into contracts and agreements with one or more other districts  
21       for the joint security, improvement, or betterment of all participating districts.

22                (7) To provide for services and make expenditures as the board deems proper  
23       for the upkeep and beautification of the district.

24                (8) To acquire or lease items and supplies that the board deems instrumental  
25       to achieving the purposes of the district.

26                (9) To procure and maintain liability insurance against any personal or legal  
27       liability of a board member that may be asserted or incurred based upon his service  
28       as a member of the board or that may arise as a result of his actions taken within the  
29       scope and discharge of his duties as a member of the board.

1           (10) To perform or have performed any other function or activity necessary  
2           or appropriate to carry out the purposes of the district or for the overall betterment  
3           of the district.

4           F.(1)(a) The governing authority of the city of New Orleans may impose and  
5           collect a parcel fee within the district subject to and in accordance with the  
6           provisions of this Subsection.

7           (b) The amount of the fee shall be as requested by duly adopted resolution  
8           of the board. The fee shall be a flat fee per parcel of land not to exceed three  
9           hundred dollars per year for each parcel.

10          (c) For purposes of this Section, "parcel" means a lot, a subdivided portion  
11          of ground, an individual tract, or a "condominium parcel" as defined in R.S.  
12          9:1121.103.

13          (d) The owner of each parcel is responsible for payment of the fee.

14          (2)(a) The fee shall be imposed only after the question of its imposition has  
15          been approved by a majority of the registered voters of the district who vote on the  
16          proposition at an election held for that purpose in accordance with the Louisiana  
17          Election Code. The amount of the fee may be changed by duly adopted resolution  
18          of the board, not to exceed the maximum amount authorized in this Subsection. No  
19          other election shall be required except as provided by this Paragraph.

20          (b) The fee shall expire at the time provided in the proposition, not to exceed  
21          five years, but the fee may be renewed if approved by a majority of the registered  
22          voters of the district voting on the proposition at an election as provided in  
23          Subparagraph (a) of this Paragraph. Any election to authorize the renewal of the fee  
24          shall be held for that purpose in accordance with the Louisiana Election Code. If the  
25          fee is renewed, the term of the imposition of the fee shall be as provided in the  
26          proposition authorizing such renewal, not to exceed five years.

27          (3) The fee shall be collected at the same time and in the same manner as ad  
28          valorem taxes are collected.

1           (4) Any parcel fee which is unpaid shall be added to the tax rolls of the city  
2           and shall be enforced with the same authority and subject to the same penalties and  
3           procedures as unpaid ad valorem taxes.

4           (5)(a) The city of New Orleans shall remit to the district all amounts  
5           collected not more than sixty days after collection.

6           (b) The district shall use the proceeds of the fee solely and exclusively for  
7           the purpose and benefit of the district; however, the city may retain one percent of  
8           the amount collected as a collection fee.

9           G. The district may solicit and accept additional voluntary contributions and  
10          grants to further the purposes of the district.

11          H.(1) The board of commissioners shall adopt an annual budget in  
12          accordance with the Louisiana Local Government Budget Act, R.S. 39:1301 et seq.

13          (2) The district shall be subject to audit by the legislative auditor pursuant  
14          to R.S. 24:513.

15          I.(1) It is the purpose and intent of this Section that any additional security  
16          patrols, public or private, or any other security or other services or betterments  
17          provided by the district shall be supplemental to and not be in lieu of personnel and  
18          services to be provided in the district by the state or the city of New Orleans or their  
19          departments or agencies or by other political subdivisions.

20          (2) If the district ceases to exist, the board shall transmit all district funds to  
21          the city of New Orleans, and such funds, together with any other funds collected by  
22          the city of New Orleans pursuant to this Section, shall be maintained in a separate  
23          account by the city and shall be used only to promote, encourage, and enhance the  
24          security of the area included in the district.

25          J.(1) The district shall indemnify its officers and board members to the  
26          fullest extent permitted by R.S. 12:227, as fully as if the district were a nonprofit  
27          corporation governed thereby, and as may be provided in the district's bylaws.

28          (2) No board member or officer of the district shall be liable to the district  
29          or to any individual who resides, owns property, visits, or otherwise conducts

1 business in the district for monetary damages for breach of his duties as a board  
2 member or officer, provided that the foregoing provision shall not eliminate or limit  
3 the liability of a board member or officer for any of the following:

4 (a) Acts or omissions not in good faith or which involve intentional  
5 misconduct or a knowing violation of law.

6 (b) Any transaction from which he derived an improper personal benefit.

7 (3) To the fullest extent permitted by R.S. 9:2792 et seq., including R.S.  
8 9:2792.1 through 2792.9, a person serving the district as a board member or officer  
9 shall not be individually liable for any act or omission arising out of the performance  
10 of his duties.

11 Section 2. This Act shall become effective upon signature by the governor or, if not  
12 signed by the governor, upon expiration of the time for bills to become law without signature  
13 by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If  
14 vetoed by the governor and subsequently approved by the legislature, this Act shall become  
15 effective on the day following such approval.

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DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, 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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HB 362 Original

2026 Regular Session

Newell

**Abstract:** Creates the Regency Park Townhomes Crime Prevention and Security District in Orleans Parish.

Proposed law creates the Regency Park Townhomes Crime Prevention and Security District in Orleans Parish as a political subdivision of the state for the primary objective and purpose of promoting and encouraging the beautification, security, and overall betterment of the district. Provides for district boundaries.

Proposed law provides that the district is governed by a board of commissioners composed of five voting members and one nonvoting member as follows:

- (1) The president, secretary, and treasurer of the Regency Park Townhomes Association (association).
- (2) Two members appointed by the governing board of the association who shall be residents of the district.
- (3) The manager of the Regency Park Townhomes who shall be a nonvoting member.

Proposed law provides for the district's powers and duties, including but not limited to the following:

- (1) To sue and be sued.
- (2) To adopt, use, and alter at will a corporate seal.
- (3) To receive and expend funds from an authorized parcel fee and in accordance with an adopted budget.
- (4) To enter into contracts with individuals or entities, private or public.
- (5) To provide or enhance security patrols in the district and to provide for improved lighting, signage, or matters relating to the security and beautification of the district.
- (6) To enter into contracts and agreements with one or more other districts for the joint security, improvement, or betterment of all participating districts.

Proposed law authorizes the governing authority of the city of New Orleans, subject to voter approval, to impose a parcel fee within the district, not to exceed \$300 per parcel per year. Authorizes the board to change the fee amount, not to exceed the maximum. Provides that the fee expires at the time provided in the proposition authorizing the fee, not to exceed five years. Authorizes renewal of the fee for a term provided in the proposition, not to exceed five years. Defines "parcel" to mean a lot, a subdivided portion of ground, an individual tract, or a "condominium parcel".

Proposed law provides that the fee shall be collected in the same manner and at the same time as ad valorem taxes and that any unpaid fee shall be added to the city tax rolls and enforced with the same authority and subject to the same penalties and procedures as unpaid ad valorem taxes. Requires the city to remit to the district all amounts collected not more than 60 days after collection and authorizes the city to retain 1% as a collection fee.

Proposed law requires the district's board to adopt an annual budget in accordance with present law (La. Local Government Budget Act) and provides that the district shall be subject to audit by the legislative auditor.

Proposed law provides that it is the purpose and intent of proposed law that any additional security patrols, public or private, or any other security or other services or betterments provided by the district shall be supplemental to and not be in lieu of personnel and services to be provided in the district by the state or the city of New Orleans or their departments or agencies or by other political subdivisions.

Proposed law provides that if the district ceases to exist, all district funds shall be transmitted to the city of New Orleans to be held in a separate account by the city and used only to promote, encourage, and enhance the security of the area included in the district.

Proposed law requires the district to indemnify its officers and board members to the fullest extent permitted by present law (relative to indemnification of officers, directors, employees, and agents of nonprofit corporations) as fully as if the district were a nonprofit corporation governed thereby and as may be provided in district bylaws. Provides that no board member or officer shall be liable to the district or to any individual who resides, owns property, visits, or otherwise conducts business in the district for monetary damages for breach of duties; however, provides that this shall not eliminate or limit the liability of a board member or officer for:

- (1) Acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law.

(2) Any transaction from which he derived an improper personal benefit.

Proposed law provides that a board member or officer shall not be individually liable for any act or omission arising out of the performance of his duties to the fullest extent permitted by present law relative to limitation of liability of directors, officers, and trustees of certain organizations and district.

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

(Adds R.S. 33:9091.30)