

2026 Regular Session

SENATE BILL NO. 172

BY SENATOR LUNEAU

PLANNING/ZONING. Provides relative to planning commissions. (8/1/26)

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AN ACT

To enact R.S. 33:113(A) and (B), relative to the development of parishes and municipalities; to provide relative to planning commissions; to provide relative to the administrative procedures for approving plats by planning commissions; to provide relative to exceptions for certain municipalities; to provide relative to certain requirements or restrictions for approval of plats; to provide relative to the waiver of a public hearing in certain circumstances; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. R.S. 33:113(A) and (B) are hereby enacted to read as follows:

§113. Procedure; legal effect of approval of plat

A. A planning commission shall approve or disapprove a plat within sixty days after the submission thereof to it; otherwise ~~such~~ **the** plat shall be deemed to have been approved, and a certificate to that effect shall be issued by ~~such~~ **the** commission on demand. The applicant for a commission's approval may, however, waive this requirement and consent to an extension of ~~such~~ **the** period. The ground of disapproval of any plat shall be stated upon the records of ~~such~~ **the** commission. Any plat submitted to ~~such~~ **the** commission shall contain the name and address of a

1 person to whom notice of a hearing shall be sent; and no plat shall be acted on by  
2 ~~such the~~ commission without affording a hearing thereon. Notice shall be sent to the  
3 said address by certified mail of the time and place of ~~such the~~ hearing not less than  
4 five days before the date fixed therefor. A planning commission shall give notice of  
5 ~~such the~~ hearings, including the purpose, time, and place, by at least one publication  
6 in a newspaper of general circulation in the area surrounding the proposed  
7 subdivision, not less than five days prior to the hearing date; provided, however, ~~that~~  
8 ~~in parishes or municipalities with a population in excess of one hundred fifty~~  
9 ~~thousand~~, the public hearing may be waived by the planning commission or planning  
10 authority for subdivisions creating five or less lots not involving the creation of any  
11 new streets, and provided further that the provisions in ~~such the~~ waivers shall be  
12 clearly set forth in the official subdivision regulations. Every plat approved by a  
13 planning commission shall, by virtue of ~~such the~~ approval, be deemed to be an  
14 amendment of or an addition to or a detail of the official plan and a part thereof.  
15 Approval of a plat shall not be deemed to constitute or effect an acceptance by the  
16 public of any street or other open space shown upon the plat. A planning commission  
17 may, from time to time, recommend to the local legislative body amendments to the  
18 zoning ordinance or map or additions thereto to conform to ~~such the~~ commission's  
19 recommendations for the zoning regulation of the territory comprised within  
20 approved subdivisions.

21 **B.** In the case of a parish planning commission, ~~such the~~ requirements or  
22 restrictions shall be stated upon the plat prior to the approval and recording thereof  
23 and shall have the same force of law and be enforceable in the same manner and with  
24 the same sanctions and penalties and subject to the same power of amendment or  
25 repeal as though set out as a part of a zoning ordinance or map.

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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 172 Original 2026 Regular Session Luneau

Present law (R.S. 33:113) provides that a planning commission shall approve or disapprove a plat within 60 days after the submission thereof to it; otherwise the plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the commission on demand.

Proposed law provides that the applicant for a commission's approval may, however, waive this requirement and consent to an extension of the period. Provides that the disapproval of any plat shall be stated upon the records of the commission. Any plat submitted to the commission shall contain the name and address of a person to whom notice of a hearing shall be sent.

Proposed law retains present law.

Present law provides that a notice of hearing for approval or disapproval of a plat shall be sent by certified mail of the time and place of the hearing not less than five days before the hearing date.

Proposed law retains present law.

Present law provides that a planning commission shall give notice of the hearing by at least one publication in a newspaper of general circulation in the area surrounding the proposed subdivision, not less than five days prior to the hearing date; provided, however, that in parishes or municipalities with a population in excess of 150,000, the public hearing may be waived by the planning commission or planning authority for subdivisions creating five or less lots not involving the creation of any new streets. Provides further that the provisions in the waivers shall be clearly set forth in the official subdivision regulations. Proposed law retains present law but removes the exception for municipalities with a population in excess of 150,000.

Effective August 1, 2026.

(Adds R.S. 33:113(A) and (B))