

2026 Regular Session

HOUSE BILL NO. 580

BY REPRESENTATIVE MANDIE LANDRY

CONSUMERS/PROTECTION: Provides for disclosure of hidden fees or conditions in real estate transactions

1 AN ACT

2 To amend and reenact R.S. 51:1429(A) and to enact R.S. 51:1429(B)(3), relative to unfair  
3 or deceptive trade practices or acts; to provide for definitions; to require disclosure  
4 of fees and conditions in real estate activity; and to provide for related matters.

5 Be it enacted by the Legislature of Louisiana:

6 Section 1. R.S. 51:1429(A) is hereby amended and reenacted and R.S. 51:1429(B)(3)  
7 is hereby enacted to read as follows:

8 §1429. Unfair or deceptive trade practice or act; real estate service agreements for  
9 residential property; recordation on immovable title prohibited

10 A. For the purposes of this Section, the following terms have the following  
11 meanings:

12 (1) "Real estate activity" has the meaning ascribed in R.S. 37:1431.

13 ~~(1)~~ (2) "Real estate broker" or "real estate salesperson" has the meanings  
14 ascribed to them in R.S. 37:1431.

15 ~~(2)~~ (3) "Real estate service agreement" means an agreement that does all of  
16 the following:

17 (a) Grants a right to a person or his designee to act as a real estate broker or  
18 real estate salesperson for the sale of the residential immovable property identified  
19 in the real estate service agreement.

1 (b) Provides for compensation to one or more owners of the residential  
2 immovable property identified in the real estate service agreement.

3 ~~(3)~~ (4) "Residential immovable property" means immovable property  
4 consisting of at least one but not more than four residential dwelling units, which are  
5 buildings or structures, each of which are occupied or intended for occupancy as  
6 single-family residences.

7 (5) "Seller" means the transferor in a real estate transaction, and includes an  
8 owner who lists real estate with an agent, whether or not a transfer results, or who  
9 receives an offer to purchase or lease real estate property of which he is the owner  
10 from an agent on behalf of another. "Seller" includes a lessor.

11 B. No person shall do any of the following:

12 \* \* \*

13 (3) Conduct real estate activity, including a public advertisement or listing  
14 for sale or lease, that deceives, misleads, or hides a fee or condition from a  
15 prospective buyer or lessee. A fee or condition disclosed only after a prospective  
16 buyer or lessee pays an application fee shall be considered hidden.

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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 580 Original

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Mandie Landry

**Abstract:** Prohibits sellers or agents from conducting real estate activity in which fees or conditions are hidden from a potential buyer or lessee.

Present law provides for definitions.

Proposed law adds definitions for "real estate activity" and "seller".

Present law provides what no person shall do regarding real estate service agreements.

Proposed law adds that no person shall conduct real estate activity, including a public advertisement or listing for sale or lease, that deceives, misleads, or hides a fee or condition from a prospective buyer or lessee. A fee or condition disclosed only after a prospective buyer or lessee pays an application fee shall be considered hidden.

(Amends R.S. 51:1429(A); Adds R.S. 51:1429(B)(3))