

2026 Regular Session

HOUSE BILL NO. 816

BY REPRESENTATIVE GALLE

MILITARY AFFAIRS: Prohibits foreign adversaries from acquiring or owning property near military installations

1 AN ACT

2 To enact Part I of Chapter 1-B of Title 9 of Code Title II of the Louisiana Revised Statutes
3 of 1950, to be comprised of R.S. 9:2717.1.1 through 2717.1.7, relative to immovable
4 property; to provide relative to foreign adversaries or persons connected with foreign
5 adversaries; to prohibit the acquisition of certain immovable property; to provide for
6 definitions; to provide for exceptions; to provide for civil actions; to provide for civil
7 penalties; to provide relative to the protection of ownership interests; to provide for
8 the duties of the attorney general; to provide for a limitation of liability; to provide
9 for applicability; and to provide for related matters.

10 Be it enacted by the Legislature of Louisiana:

11 Section 1. Part I of Chapter 1-B of Title 9 of Code Title II of the Louisiana Revised
12 Statutes of 1950, comprised of R.S. 9:2717.1.1 through 2717.1.7, is hereby enacted to read
13 as follows:

14 PART I. PROHIBITED OWNERSHIP BY FOREIGN ADVERSARIES

15 § 2717.1.1. Ownership of military-installation-adjacent lands by foreign adversaries
16 restricted

17 A. No foreign adversary or prohibited foreign actor shall directly or
18 indirectly own, acquire, lease, or otherwise obtain any interest in
19 military-installation-adjacent land.

1 B. A prohibited foreign actor may sell or convey an ownership interest in
2 military-installation-adjacent land in this state.

3 C. A person may conclusively rely upon an affidavit made by a person
4 intending to acquire or holding an interest in immovable property to the effect that
5 the person is not a foreign adversary or a prohibited foreign actor, and the
6 correctness of those facts may not be controverted against any person relying on the
7 affidavit, unless actual fraud by such person is proven. A person who gives a false
8 affidavit shall be responsible for any loss or damage suffered by any person whose
9 rights are adversely affected.

10 § 2717.1.2. Definitions

11 For purposes of this Part, the following terms have the following meanings:

12 (1) "Controlling interest" means possession of the power to direct or cause
13 the direction of the management or policies of a company, whether through
14 ownership of securities, by contract or otherwise. A person or entity that directly or
15 indirectly has the right to vote fifty percent or more of the voting interests of an
16 entity or is entitled to fifty percent or more of its profits is presumed to possess a
17 controlling interest.

18 (2) "Foreign adversary" means a foreign nongovernmental person or foreign
19 government identified as a foreign adversary pursuant to 15 CFR 7.4 and identified
20 in the database maintained by the United States Department of the Treasury, Office
21 of Foreign Assets Control. This term does not include a person who is a legal
22 permanent resident with lawful presence in the United States.

23 (3) "Military installation" means any site that meets any of the following
24 descriptions:

25 (a) Active Air Force ballistic missile fields.

26 (b) Air Force bases administering active Air Force ballistic missile fields.

27 (c) Air Force bases and major annexes of those bases containing a unit from
28 the Air Force Air Combat Command.

1 (d) Air Force bases and major annexes of those bases containing an Air
2 Force research laboratory or test unit and associated sites.

3 (e) Air Force bases and major annexes of those bases, and Space Force bases
4 and major annexes of those bases containing a unit of the North American Aerospace
5 Defense Command and its regions.

6 (f) Air Force bases, Air Force stations, Space Force bases, Space Force
7 stations, and major annexes of those stations and bases that contain satellite,
8 telemetry, tracking, or commanding systems.

9 (g) Army bases, ammunition plants, centers of excellence, major depots and
10 arsenals, military terminals, research laboratories, and any related major annexes.

11 (h) Army combat training centers located in the continental United States.

12 (i) Headquarters of the Office of the Secretary of Defense, the Defense
13 Advanced Research Projects Agency, and major offices and any related annexes.

14 (j) Long range radar sites and major annexes of sites described in this
15 Paragraph.

16 (k) Major range and test facility base activities as defined in 10 U.S.C. 196.

17 (l) Marine Corps bases, air stations, and major annexes of these bases and
18 stations, excluding detachments and recruit depots.

19 (m) Military ranges as defined in 10 U.S.C. 101(f)(1) or joint forces training
20 centers.

21 (n) Naval bases and air stations including major support activities and
22 annexes.

23 (o) Naval surface, air, and undersea warfare centers and research laboratories
24 and major annexes of these centers and laboratories.

25 (p) Navy off-shore range complexes and off-shore operating areas.

26 (q) Any structure or enclosure that the presentation of a military
27 identification issued by the Department of Defense to active duty service members
28 is required to enter or access.

1 (4) "Military-installation-adjacent land" means immovable property within
2 twenty-five miles of a military installation.

3 (5) "Prohibited foreign actor" means a corporation, limited liability
4 company, pension or investment fund, trust, or limited partnership where a foreign
5 adversary has a controlling interest.

6 §2717.1.3. Exceptions

7 The provisions of this Part do not apply to a person who might otherwise
8 qualify as a prohibited foreign actor owning military-installation-adjacent lands
9 under the following circumstances:

10 (1) The person is a natural person who is a United States citizen, regardless
11 of whether the United States citizenship was acquired by birth or the United States
12 citizenship was granted to a person after meeting the requirements established by the
13 United States Congress in the Immigration and Nationality Act, 8 U.S.C. 1101 et seq.

14 (2) The person is a natural person who is not a United States citizen but is
15 a permanent legal resident or is lawfully present in the United States by virtue of
16 authorization by the United States Department of Homeland Security.

17 (3) The person is a juridical person, as defined in Civil Code Article 24, that
18 is wholly owned by persons who qualify under Paragraphs (1) or (2) of this
19 Subsection.

20 (4) The military-installation-adjacent land is immovable property purchased,
21 leased, or otherwise acquired by a natural person that is used as a one-to-four family
22 residential property.

23 §2717.1.4. Civil penalties; actions

24 A.(1) A prohibited foreign actor that violates the provisions of this Part is
25 subject to a civil penalty of fifty thousand dollars and forfeiture if such entity does
26 not divest itself of military-installation-adjacent land that is acquired in violation of
27 this Part within one year after a judgment is entered in a civil action.

1 (2) Any civil penalty collected pursuant to this Section shall be paid to the
2 attorney general to offset costs associated with enforcement of provisions contained
3 in this Section.

4 B. A party to the contract to purchase, lease, or otherwise acquire immovable
5 property may rescind the contract prior to the transfer of the immovable property if
6 the party determines that a foreign adversary has an ownership interest that violates
7 the provisions of this Part.

8 C. The attorney general may bring an action for injunctive relief in the name
9 of the state against the foreign adversary or prohibited foreign actor to restrain and
10 enjoin the sale or lease prior to the transfer of the immovable property or to restrain
11 or enjoin the lease. The attorney general shall serve the petition for injunctive relief
12 upon the parties to the transaction. Upon receipt of the petition, a party may rescind
13 the contract to purchase, lease, or otherwise acquire immovable property pursuant
14 to Subsection B of this Section. The attorney general shall file a notice of lis
15 pendens in the mortgage records of the parish where the property is located no later
16 than three business days after instituting the proceeding. The institution of the action
17 and the filing of the notice of lis pendens shall have no effect on persons obtaining
18 rights in the immovable property prior to the filing of the notice of the pending
19 action.

20 D.(1) The attorney general may serve an investigative demand or subpoena
21 for deposition testimony to any person who is believed to have information,
22 documentary material, or physical evidence relevant to the alleged or suspected
23 attempt to enter into, conspiracy to enter into, or entering into a contract to purchase,
24 lease, or otherwise acquire immovable property in this state if all of the following
25 circumstances exist:

26 (a) The attorney general has evidence that a foreign adversary or a prohibited
27 foreign actor is attempting to enter into, conspiring to enter into, or has entered into
28 a contract to purchase, lease, or otherwise acquire immovable property in this state.

1 (b) The attorney general believes it to be in the public interest that an
2 investigation should be made to ascertain whether a foreign adversary or a prohibited
3 foreign actor in fact is attempting to enter into, conspiring to enter into, or has
4 entered into a contract to purchase, lease, or otherwise acquire immovable property
5 in this state.

6 (2)(a) Such investigative demand or subpoena for deposition testimony shall
7 contain a description of the attempt to enter into, conspiracy to enter into, or entering
8 into a contract to purchase, lease, or otherwise acquire immovable property in this
9 state under investigation and shall require such person to furnish, under oath or
10 otherwise, a report in writing setting forth the relevant facts and circumstances of
11 which the person has knowledge, or to produce relevant documentary material or
12 physical evidence for examination, at such reasonable time and place as may be
13 stated in the investigative demand that is the subject matter of the investigation.
14 Nonpublic personal information may be excluded from the report, deposition, or
15 other testimony.

16 (b) Any subpoena for deposition testimony issued pursuant to this Section
17 shall include a notice informing the prospective deponent of the deponent's right to
18 counsel at the deposition with an opportunity for cross examination, and the
19 deposition shall be conducted at the principal place of business, place of residence,
20 domicile, or, if agreeable to the deponent, at some other place convenient to the
21 attorney general and the deponent's attorney.

22 (c) Any deposition conducted pursuant to this Section shall be held at a
23 reasonable time as may be stated in the investigative subpoena. At any time before
24 the return date specified in the investigative demand or before the noticed deposition,
25 or within twenty days after the demand or deposition notice has been served,
26 whichever is shorter, a petition stating good cause for a protective order to extend the
27 return date or to modify or set aside the demand or deposition notice may be filed in
28 the district court that has civil jurisdiction in the parish where the person served with
29 the demand resides, is domiciled, or where his principal place of business is located.

1 (d) If no protective order from the court is secured and the written request
2 by the attorney general is not complied with by the return date of the written request,
3 the attorney general may apply to the court for an order compelling compliance with
4 the investigative demand or deposition notice.

5 (e) If any person fails or refuses to file any statement, report, documentary
6 material, or physical evidence or obey any investigative subpoena or demand issued
7 by the attorney general, except as permitted by a protective order issued by an
8 appropriate court, the attorney general may apply to the district court with civil
9 jurisdiction in the parish where the person served with the demand or subpoena
10 resides, is domiciled, or where his principal place of business is located for a rule to
11 show cause regarding why an order compelling compliance should not be issued.

12 (f) Any disobedience of an order compelling compliance pursuant to this
13 Section by a court shall be punished as a contempt of court.

14 E. Service of any demand, subpoena, or petition shall be made in the manner
15 provided by law.

16 F. Any immovable property acquired by a foreign adversary or a prohibited
17 foreign actor is subject to divestiture or civil forfeiture to the state.

18 G. The attorney general may use all other procedures and authority for
19 investigation, supervision, and conduct of actions on behalf of the state as provided
20 by law to enforce the provisions of this Part.

21 H. A court that the attorney general has petitioned may issue any additional
22 orders or render judgments against the foreign adversary or the prohibited foreign
23 actor as may be necessary to protect the public. Such orders shall include but not be
24 limited to any the following:

25 (1) Revocation, forfeiture, or suspension of any license, charter, franchise,
26 certificate, or other evidence of authority of any person to do business in the state.

27 (2) Appointment of a receiver.

28 (3) Dissolution of domestic corporations or associations.

1 (4) Suspension or termination of the right of foreign corporations or
2 associations to do business in this state.

3 (5) Restitution to compensate any person who did not knowingly enter into
4 a transaction with the foreign adversary or a prohibited foreign actor for any loss,
5 expenses, court costs, or attorney fees which may have been incurred because of the
6 sale being void or enjoined.

7 (6) Civil forfeiture of any immovable property acquired by the foreign
8 adversary or the prohibited foreign actor in accordance with this Section.

9 I.(1) If, after examining the evidence, the attorney general concludes that a
10 violation of this Part has occurred, the attorney general may order the foreign
11 adversary or prohibited foreign actor to divest himself of all interests in the land
12 within ninety days after service of the order upon the foreign adversary or prohibited
13 foreign actor.

14 (2) The order of divestiture described in Paragraph (1) of this Subsection
15 shall be served personally or by certified mail.

16 J.(1) If the holder of the interest that is ordered to be divested disputes the
17 determination of the attorney general that a violation of this Part occurred, the holder
18 may submit a written request to the attorney general for a judicial determination.

19 (2) The written request described in Paragraph (1) of this Subsection shall
20 be delivered to the attorney general within sixty days after service of the order of
21 divestiture. If no written request is received within this time, the determination of
22 the attorney general shall become final.

23 (3) A foreign adversary, prohibited foreign actor, or any holder of interest
24 may seek judicial review after the final determination of the attorney general.

25 (4) Any appeal from the final determination of the attorney general shall be
26 in accordance with the Administrative Procedure Act.

27 K.(1) If the foreign adversary or prohibited foreign actor fails to divest
28 himself of all interests pursuant to Paragraph (I)(1) of this Section or if a holder of

1 the interest submits a written request pursuant to Subsection J of this Section, the
2 attorney general may bring an action to divest the interest.

3 (2) The attorney general may initiate a civil action pursuant to this Section
4 in either the parish of East Baton Rouge or a parish where a portion of the
5 immovable property is located.

6 (3) The attorney general shall record in the public mortgage records of the
7 parish clerk of court of each parish where any portion of the immovable property is
8 located a notice of pendency of the action pursuant to Chapter 4 of Code Title II of
9 Book VII of the Code of Civil Procedure.

10 L. If the holder of the interest in immovable property has submitted a written
11 request pursuant to Subsection J of this Section, the court shall conduct an
12 evidentiary hearing to determine, by a preponderance of the evidence, if a violation
13 of this Part occurred prior to taking any other action. If the court determines that
14 there has been no violation, the court shall dismiss the action and expunge the notice
15 of pending action.

16 M.(1) If a court of competent jurisdiction determines that a violation of this
17 Part has occurred, the court shall order the sheriff in the parish where the immovable
18 property is located to sell the immovable property in the same manner as a judicial
19 sale in accordance with the requirements of Chapter 3 of Code Title VII of Book III
20 of the Code of Civil Procedure.

21 (2) The court shall order that the price of the sale is no less than the sum of
22 all of the following:

23 (a) Ad valorem taxes and other liens payable to a political subdivision of the
24 state that are due or past due and attributable to the property.

25 (b) Indebtedness, including interests, penalties, attorney fees, court costs, and
26 other expenses, secured by a conventional mortgage on the property or any portion
27 of the property.

28 (c) Indebtedness, including interest, penalties, attorney fees, and court costs,
29 secured by a judicial or legal mortgage on the property.

1 (d) Indebtedness, including interest, penalties, attorney fees, and court costs,
2 secured by a lien or privilege on the property.

3 (e) Commissions due to a real estate broker or real estate agent.

4 (f) Costs related to the perfection of the sale.

5 (2) After satisfaction of all mortgages, liens, privileges, and other
6 encumbrances of the property and payment of all persons providing services in
7 connection with the transfer of the property, sheriff's fees, and credits to the
8 purchaser relating to tax and other customary prorations, the remaining proceeds of
9 the sale shall be considered a civil asset forfeiture and the money shall be paid to the
10 Department of Justice.

11 §2717.1.5. Protection of ownership interests

12 A. All forfeitures or dispositions under this Part shall be made with due
13 provisions for the rights of any person who did not knowingly enter into a transaction
14 with the foreign adversary or the prohibited foreign actor.

15 B. No mortgage, lien, privilege, or other security interest recognized under
16 the laws of this state and no ownership interest in indivision, lease, servitude,
17 usufruct, right of use, bond for deed, or other real right shall be affected by the
18 forfeiture, seizure, or divestiture provisions of this Part.

19 C. No forfeiture or disposition pursuant to this Part shall affect the rights of
20 any person who did not knowingly enter into a transaction with the foreign adversary
21 or a prohibited foreign actor.

22 D. The attorney general shall, within three business days of instituting any
23 action pursuant to this Part, file a copy of the petition or other pleading instituting
24 the action in the mortgage records of the parish where any related immovable
25 property is situated.

26 E. The attorney general shall provide notice of pending forfeiture, seizure,
27 or divestiture to the holder of each mortgage, lien, or security interest in the same
28 manner as provided in R.S. 14:90.1 or R.S. 40:2608.

1 F. The attorney general shall provide notice of pending forfeiture, seizure,
2 or divestiture to the holder of any interest in the immovable property being seized.

3 G. The attorney general may cause the cancellation of the petition or other
4 pleading from the mortgage records no later than three business days after judgment
5 is rendered or after a request for cancellation is made by any interested party seeking
6 to transfer the property to a person other than a foreign adversary or a prohibited
7 foreign actor. If the petition or other pleading relates to a property interest vested in
8 a foreign adversary or a prohibited foreign actor, the attorney general may petition
9 the court for an order requiring that the proceeds of the sale attributable to the
10 property interest of the foreign adversary or a prohibited foreign actor be deposited
11 in the registry of the court where the proceeding is pending after the deduction of
12 payments to mortgagees, lienholders, person providing services in connection with
13 the transfer of the property, and credits to the purchaser relating to tax and other
14 customary prorations.

15 §2717.1.6. Limitation of liability for failure to identify a foreign adversary or
16 prohibited foreign actor

17 No attorney, title insurer, title insurance producer, title insurance agency
18 producer, lender, mortgage servicer, notary public, real estate agent, real estate
19 broker, seller, or lessor, or any of their directors, officers, or employees, are required
20 to make any investigation as to whether a party to a transaction involving immovable
21 property is a foreign adversary or prohibited foreign actor, nor is any such person
22 liable for failing to identify that a party to a transaction involving immovable
23 property is a foreign adversary or prohibited foreign actor.

24 §2717.1.7. Applicability

25 Except as otherwise provided in this Part, the provisions contained in this
26 Part apply only to immovable property acquired by a foreign adversary or prohibited
27 foreign actor on or after August 1, 2026. If a foreign adversary or prohibited foreign
28 actor acquires immovable property despite the prohibitions contained in this Part, the
29 property shall be subject to forfeiture only during the period in which the foreign

1 adversary or prohibited foreign actor owns the property. Rights in immovable
 2 property shall not be void or voidable because the property or right in that property
 3 was previously held by a foreign adversary or prohibited foreign actor.

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)]

HB 816 Original

2026 Regular Session

Galle

Abstract: Prohibits foreign adversaries from acquiring or owning property near military installations.

Proposed law prohibits any foreign adversary or prohibited foreign actor from directly or indirectly owning, acquiring, leasing, or otherwise obtaining any interest in military-installation-adjacent land and permits a prohibited foreign actor to sell or convey an ownership interest in military-installation-adjacent land in this state.

Proposed law provides for reliance based upon affidavits made by a person intending to acquire or holding an interest in immovable property to the effect that the person is not a foreign adversary or a prohibited foreign actor.

Proposed law defines the terms "controlling interest", "foreign adversary", "military installation", "military-installation-adjacent land" and "prohibited foreign actor".

Proposed law provides for exceptions.

Proposed law provides for procedures, guidelines, and the duties of the attorney general relative to civil actions, civil penalties, and protection of ownership interests.

Proposed law provides for a limitation of liability.

Proposed law is applicable only to immovable property acquired by a foreign adversary or prohibited foreign actor on or after Aug. 1, 2026.

(Adds R.S. 9:2717.1.1-2717.1.7)