
DIGEST

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HB 817 Original

2026 Regular Session

McMakin

Abstract: Establishes the La. Homeowners Bill of Rights.

Proposed law may be known and cited as the "La. Homeowner Bill of Rights".

Proposed law provides for the purpose of proposed law.

Proposed law applies to all associations as defined in present law regardless of date of creation, unless expressly exempted.

Proposed law requires all associations to convert existing governing documents to conform to the requirements of proposed law by Jan. 1 2027.

Proposed law requires associations to establish an online portal or website and to publish on the portal or website any declaration, bylaws, rules, and covenants. Any amendments to the declaration, bylaws, rules, and covenants are required to be provided to each member, including new members at purchase within 30 days.

Proposed law provides for certain association records that may be subject to inspection or copy within 14 days upon written request.

Proposed law requires ballots to be retained for one year and the following records for at least 7 years:

- (1) Budgets.
- (2) Monthly financial statements.
- (3) Minutes.
- (4) Owner lists.
- (5) Governing documents.
- (6) Tax returns.
- (7) Contracts.

(8) Insurance policies.

Proposed law provides for the association board composition and control by developers in certain circumstances.

Proposed law provides for association meetings and required notices and agendas.

Proposed law provides requirements regarding contracts with the associations of a certain dollar amount. Permits members to inspect management contracts upon written notice.

Proposed law provides for annual budgets of the association. Requires that annual budgets detail expenses which include but are not limited to maintenance, utilities, insurance, and reserves, and be sent to members within 10 days of the start of the association's fiscal year with quarterly updates showing expenditures, fines, and variances.

Proposed law requires any surplus funds that are not on reserve be returned or credited to the member and further requires that any budget and updates be filed with the La. attorney general's office and retained for five years.

Proposed law requires that dues be assessed proportionally by the total expenses divided by the number of parcels unless amended by majority vote and prohibits the increase of assessments by more than 20% annually without member approval.

Proposed law requires a 48-hour notice for any increase in the budget or dues or unbudgeted expenditures over \$10,000 and quorum approval for any large unbudgeted items.

Proposed law provides for liens and fines for certain violations.

Proposed law requires the attorney general to collect, track, and publish data on homeowner complaints against associations.

Proposed law provides that if any association violates the provisions of proposed law, the association may be liable to members or the state for damages and attorney fees.

Proposed law requires associations to annually provide to members and new owners education on rights and responsibilities at no cost.

(Adds R.S. 9:1141.51)