

2026 Regular Session

SENATE BILL NO. 334

BY SENATOR CATHEY

LOCAL AGENCIES. Provides for enforcement of ordinances by a municipality or parish relative to public health, housing, fire codes, building codes, zoning, vegetation, nuisances, licensing and permits. (8/1/26)

1 AN ACT
2 To amend and reenact R.S. 13:2575(A), relative to enforcement of ordinances by a
3 municipality or parish; to provide relative to blighted or abandoned property; to
4 provide relative to public health, housing, fire codes, building codes, zoning,
5 vegetation, nuisances, environmental, historic district, and licensing and permits
6 ordinances; to provide relative to procedures for administrative adjudication; and to
7 provide for related matters.

8 Be it enacted by the Legislature of Louisiana:

9 Section 1. R.S. 13:2575(A) is hereby amended and reenacted to read as follows:

10 §2575. Blighted or abandoned property; public health, housing, fire code, building
11 code, and certain other ordinance violations; administrative
12 adjudication; procedure; appeal; penalties

13 A.(1) Any municipality or parish may prescribe civil fines for blighted
14 property, abandoned property, or violation of public health, housing, fire code,
15 environmental, and historic district ordinances in the municipality or parish by
16 owners of immovable property, their agents, tenants, or representatives pursuant to
17 the procedures for administrative adjudication provided in this Chapter. For the

1 purposes of this Chapter, "housing violations" shall encompass only those conditions
 2 in privately owned structures which are determined to constitute a threat or danger
 3 to the public health, safety or welfare, to the environment, or a historic district. In
 4 municipalities with a population of seventy thousand or more according to the latest
 5 federal decennial census, the term "housing violation" as used in this Chapter shall
 6 also encompass building codes, zoning, vegetation, and nuisance ordinances.
 7 However, nothing in this Section shall be construed to affect activities which occur
 8 on the premises of manufacturing facilities and which are regulated by Title 30 of
 9 the Louisiana Revised Statutes of 1950.

10 (2) For purposes of this Chapter, "blighted property" shall have the same
 11 meaning as provided in R.S. 33:1374(B), and "abandoned property" shall have the
 12 same meaning as provided in R.S. 33:4720.59(D)(2).

13 **(3) The procedures for administrative adjudication provided in this**
 14 **Chapter also may be used for the enforcement of ordinances concerning**
 15 **building codes, zoning, vegetation, nuisances, and licensing. Permits and such**
 16 **other ordinances may be determined by the governing authority of the parish**
 17 **or municipality.**

18 * * *

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)]

DIGEST

SB 334 Original 2026 Regular Session Cathey

Present law (R.S. 13:2575) provides that any municipality or parish may prescribe civil fines for blighted property, abandoned property, or violation of public health, housing, fire code, environmental, and historic district ordinances in the municipality or parish by owners of immovable property, their agents, tenants, or representatives pursuant to the procedures for administrative adjudication provided in present law.

Present law provides that for the purposes of present law, "housing violations" shall encompass only those conditions in privately owned structures which are determined to constitute a threat or danger to the public health, safety or welfare, to the environment, or a historic district. In municipalities with a population of 70,000 or more according to the latest federal decennial census, the term "housing violation" shall also encompass building codes, zoning, vegetation, and nuisance ordinances.

Present law provides that nothing in present law shall be construed to affect activities which occur on the premises of manufacturing facilities and which are regulated by present law.

Present law defines "blighted property" and "abandoned property".

Proposed law retains present law and expands applicability of present law procedures for administrative adjudication and enforcement of ordinances to any municipality or parish without a limitation on population as provided in present law.

Effective August 1, 2026.

(Amends R.S. 13:2575(A))