

2026 Regular Session

HOUSE BILL NO. 1080

BY REPRESENTATIVE PHELPS

PROPERTY/VACANT SUBSTAND: Provides relative to condemned commercial property in the city of Shreveport

1 AN ACT

2 To enact R.S. 33:4754.1, relative to the city of Shreveport; to provide relative to condemned
3 commercial property within the city; to provide relative to the demolition of such
4 property; to authorize the city to file suit to compel the owner to demolish the
5 property; to provide relative to the recoupment of certain costs; and to provide for
6 related matters.

7 Notice of intention to introduce this Act has been published
8 as provided by Article III, Section 13 of the Constitution of
9 Louisiana.

10 Be it enacted by the Legislature of Louisiana:

11 Section 1. R.S. 33:4754.1 is hereby enacted to read as follows:

12 §4754.1. Demolition of condemned commercial property; suit; city of Shreveport
13 Notwithstanding any other provision of law to the contrary, the city of
14 Shreveport may file a suit against the owner of a condemned commercial property
15 to compel the property owner to demolish the condemned property. The suit shall
16 be filed only after the property owner has been given an opportunity to demolish the
17 condemned property and to pay any liens that have been placed on the property. The
18 time period provided to the owner to demolish the property and to pay any liens
19 placed on the property shall be as provided by ordinance of the governing authority
20 of the city. The city may recover court costs, attorney fees, and all costs incurred in

1 locating the owner, notifying the owner, and the enforcement and collection of the
2 amount secured by any lien on the property.

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 1080 Original

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Phelps

Abstract: Authorizes the city of Shreveport to file a suit against the owner of a condemned commercial property to compel the owner to demolish the property.

Present law authorizes the cities of New Orleans and Shreveport to adopt ordinances, rules, and regulations in order to condemn and cause to be demolished, removed, or both, any building or other structure, situated within their respective municipal boundaries, which, by reason of its nature or condition, endangers the public welfare or safety.

Present law provides that upon the failure of the property owner to pay any costs incurred by the respective municipality for demolition, removal, or both, of such structures and for maintenance of property subsequent to demolition, the governing body of the municipality may file a certified copy of an invoice reflecting the amount of the charges with the recorder of mortgages, which shall operate as a lien and privilege in favor of the municipality against the property.

Proposed law retains present law.

Proposed law additionally authorizes the city of Shreveport to file a suit against the owner of a condemned commercial property to compel the property owner to demolish the condemned property. Provides that the suit shall be filed only after the property owner has been given an opportunity to demolish the condemned property and to pay any liens that have been placed on the property. Provides that the time period provided to the owner to demolish the property and to pay any liens placed on the property shall be as provided by ordinance of the governing authority of the city.

Proposed law authorizes the city to recover court costs, attorney fees, and all costs incurred in locating the owner, notifying the owner, and the enforcement and collection of the amount secured by any lien on the property.

(Adds R.S. 33:4754.1)