

2026 Regular Session

HOUSE BILL NO. 1118

BY REPRESENTATIVE FISHER

HEALTH CARE: Requires disclosure of certain agreements between a hospital and a real estate investment trust

1 AN ACT

2 To enact R.S. 40:2104.1, relative to certain agreement disclosures between hospitals and real
3 estate investment trusts; to provide for definitions; to provide for reporting
4 requirements; to provide for entering into a lease agreement with a real estate
5 investment trust; to provide for the publication of records; and to provide for related
6 matters.

7 Be it enacted by the Legislature of Louisiana:

8 Section 1. R.S. 40:2104.1 is hereby enacted to read as follows:

9 §2104.1. Healthcare real estate ownership transparency

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

12 (1) "Healthcare real estate investment trust" or "REIT" means a real estate
13 investment trust, as defined by 26 U.S.C. 856, whose assets consist of real property
14 held in connection with the use or operations of a hospital.

15 (2) "Main campus" means the physical premises where the primary hospital
16 building and its adjoining grounds are located, and is licensed as a hospital by the
17 department pursuant to R.S. 40:2100 et seq.

18 (3) "REIT lessee" means any hospital that is leasing its main campus from
19 a healthcare real estate investment trust.

1 B. Upon initial application for licensure or in an application for an annual
2 license renewal, every hospital that is a REIT lessee shall disclose that it is a REIT
3 lessee and shall submit to the department certified copies of all documents related
4 to the lease including but not limited to the lease, master lease, sublease, license or
5 any other such document related to the use, occupancy or utilization of the premises
6 occupied by the REIT lessee.

7 C. Any hospital that enters into a lease agreement with a real estate
8 investment trust regardless of whether the lease agreement constitutes acquisition as
9 defined in R.S. 40:2115.2, shall submit to the secretary of the department, within
10 fourteen calendar days of entering into the lease agreement, all documents related to
11 the lease, master lease, sublease, license or any other agreement with the REIT for
12 the use, occupancy or utilization of the premises occupied by the hospital.

13 D. The department shall maintain on the department's website a listing of
14 every licensed hospital that maintains a lease agreement with a real estate investment
15 trust.

16 Section 2. This Act shall become effective upon signature by the governor or, if not
17 signed by the governor, upon expiration of the time for bills to become law without signature
18 by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If
19 vetoed by the governor and subsequently approved by the legislature, this Act shall become
20 effective on the day following such approval.

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 1118 Reengrossed

2026 Regular Session

Fisher

Abstract: Provides relative to certain agreement disclosures between hospitals and real estate investment trusts and the governing rules.

Proposed law provides for definitions.

Proposed law requires every hospital that is also a real estate investment trust lessee to report to the secretary of the Louisiana Department of Health (LDH) all documents related to lease agreements and occupancy of the hospital premises. Reporting must occur within 14 calendar days of entering into the agreement.

Proposed law provides that any documents submitted to the secretary of the LDH be considered public record and available upon request.

Proposed law requires LDH to publish a list of every licensed hospital that is also a real estate investment trust lessee, the annual total of complaints and their resolution, and complaints and resolutions for each real estate investment trust lessee that has entered into a new lease agreement in the last 12 months. This information is to be published on July 1, 2027, and every July 1 thereafter.

Effective upon signature of governor or lapse of time for gubernatorial action.

(Adds R.S. 40:2104.1)

Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Health and Welfare to the original bill:

1. Make a technical change.

The House Floor Amendments to the engrossed bill:

1. Provide for a definition.
2. Provide for the submission of certified copies of all documents related to the lease and any other document related to the use, occupancy, or utilization of the premises occupied by the REIT lessee.
3. Provide for the Louisiana Department of Health to list every licensed hospital that maintains a REIT lease on the department's website.
4. Make technical changes.