

2026 Regular Session

HOUSE BILL NO. 1051

BY REPRESENTATIVE PHELPS

PROPERTY/VACANT SUBSTAND: Provides relative to the demolition of certain dilapidated property in the city of Shreveport

1 AN ACT

2 To enact R.S. 33:4574.1, relative to the city of Shreveport; to provide relative to commercial  
3 property owners; to provide relative to certain dilapidated property; to provide  
4 relative to the demolition of such property; to provide for applicability; and to  
5 provide for related matters.

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

9 Be it enacted by the Legislature of Louisiana:

10 Section 1. R.S. 33:4574.1 is hereby enacted to read as follows:

11 §4754.1. Dilapidated property; fire damage; insurance payment; demolition

12 Notwithstanding any other provision of law to the contrary, in the city of  
13 Shreveport, if a commercial property owner has received an insurance payment for  
14 damage to his property that was caused by a fire and the property has become  
15 dilapidated and presents a danger to the health and welfare of the residents of the  
16 city, as determined by the governing authority of the city of Shreveport, after  
17 consideration of reports or findings from the code enforcement office, fire  
18 department, police department, and any other relevant public safety officials, the  
19 property owner shall demolish the property.

20 Section 2. The provisions of this Act shall be applied retroactively to January 1,  
21 2023, as well as prospectively.

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**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)]

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HB 1051 Engrossed

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**Abstract:** Requires commercial property owners in the city of Shreveport to demolish their properties under certain circumstances.

Present law (R.S. 33:4761) provides that the governing authority of any parish or municipality may condemn and cause to be demolished or removed any building or structure within the parish or municipality when it is in a dilapidated and dangerous condition which endangers the public welfare.

Proposed law retains present law and requires a commercial property owner, in the city of Shreveport, to demolish his property if he has received an insurance payment for damage to his property that was caused by a fire and the property has become dilapidated and presents a danger to the health and welfare of the residents of the city, as determined by the governing authority of the city of Shreveport, after consideration of reports or findings from the code enforcement office, fire department, police department, and any other relevant public safety officials.

Proposed law provides that the provisions of proposed law shall be applied retroactively to Jan. 1, 2023, as well as prospectively.

(Adds R.S. 33:4754.1)

Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Municipal, Parochial and Cultural Affairs to the original bill:

1. Add a provision that provides that the governing authority of the city of Shreveport shall make a determination of whether a commercial property has become dilapidated and presents a danger to the health and welfare of the residents of the city after consideration of certain reports or findings.