

2026 Regular Session

HOUSE BILL NO. 1255 (Substitute for House Bill No. 793 by Representative Muscarello)

BY REPRESENTATIVE MUSCARELLO

LOCAL GOVERNMENT: Provides relative to the violation of certain zoning restrictions, building restrictions, and subdivision regulations

1 AN ACT

2 To amend and reenact R.S. 9:5625(A)(1), (3), and (4), (B), and (G)(3)(a), to enact R.S.  
3 9:5625(A)(5) and (H), and to repeal R.S. 33:5052 and 5053, relative to zoning  
4 restrictions, building restrictions, and subdivision regulations; to provide relative to  
5 the violation of such restrictions and regulations; to provide relative to the time  
6 period for bringing actions for such violations; to provide relative to the filing or  
7 recordation of certain instruments; to provide relative to actions created for the  
8 purpose of amortization of nonconforming signs and billboards; and to provide for  
9 related matters.

10 Be it enacted by the Legislature of Louisiana:

11 Section 1. 9:5625(A)(1), (3), and (4), (B), and (G)(3)(a) are hereby amended and  
12 reenacted and R.S. 9:5625(A)(5) and (H) are hereby enacted to read as follows:

13 §5625. Violation of zoning restriction, building restriction, or subdivision regulation

14 A.(1) All actions civil or criminal, created by statute, ordinance, or  
15 otherwise, ~~except those actions created for the purpose of amortization of~~  
16 ~~nonconforming signs and billboards enacted in conformity with the provisions of~~  
17 ~~R.S. 33:4722~~, which may be brought by parishes, municipalities, or their  
18 instrumentalities or by any person, firm, or corporation to require enforcement of and  
19 compliance with any zoning restriction, building restriction, or subdivision

1 regulation, imposed by any parish, municipality, or an instrumentality thereof, and  
2 based upon the violation by any person, firm, or corporation of such restriction or  
3 regulation, ~~must~~ shall be brought within five years from the first act constituting the  
4 commission of the violation.

5 \* \* \*

6 (3) ~~With reference to violations of use regulations all such actions, civil or~~  
7 ~~criminal, except those actions created for the purpose of amortization of~~  
8 ~~nonconforming signs and billboards in conformity with the provisions of R.S.~~  
9 ~~33:4722, must~~ All actions, civil or criminal, related to violations of use regulations  
10 shall be brought within five years from the date the parish, municipality, and the  
11 properly authorized instrumentality or agency thereof ~~if such agency has been~~  
12 ~~designated~~, first had been actually notified in writing of ~~such~~ the violation.

13 (4) If no map, plat, survey, or other instrument evidencing a violation of a  
14 subdivision regulation imposed on a certain parcel of immovable property has been  
15 filed or recorded in the conveyance or mortgage records of the parish in which the  
16 immovable property is located prior to August 1, 2026, then the filing or recordation  
17 of a map, plat, survey, or other instrument evidencing noncompliance with applicable  
18 subdivision regulations shall not be the first act constituting the commission of the  
19 violation for the purposes of the prescriptive period established in Subsection A of  
20 this Section.

21 (4) (5) ~~Except as relates to nonconforming signs and billboards, any~~ Any  
22 prescription heretofore accrued by the passage of two years shall not be interrupted,  
23 disturbed, or lost by operation of the provisions of this Section.

24 B. In all cases where the prescription provided for herein has accrued, the  
25 particular property involved in the violation of the zoning restriction, building  
26 restriction or subdivision regulation shall enjoy the same legal status regarding the  
27 violation as land uses, construction features of buildings or subdivisions made  
28 nonconforming by the adoption of any zoning restriction, building restriction or  
29 subdivision regulation. ~~However, the governing authority may provide for the~~

1 ~~removal of nonconforming signs and billboards in accord with the provisions of R.S.~~  
2 ~~33:4722.~~

3 \* \* \*

4 G.

5 \* \* \*

6 (3)(a) Notwithstanding the provisions of Paragraph (1) of this Subsection,  
7 the prescriptive period set forth therein regarding any action to enforce a zoning  
8 restriction or regulation or a violation thereof in the Vieux Carre section of the city  
9 of New Orleans shall begin to run on the date the properly authorized agency of the  
10 city ~~actually~~ receives written notice of the violation.

11 \* \* \*

12 H. This Section shall not apply to actions created for the purpose of  
13 amortization of nonconforming signs and billboards enacted in conformity with the  
14 provisions of R.S. 33:4722.

15 Section 2. R.S. 33:5052 and 5053 are hereby repealed in their entirety.

16 Section 3. The Louisiana State Law Institute is directed to study the prescription of  
17 actions to enforce zoning, subdivision, and land use regulations by political subdivisions in  
18 light of the recent decisions in McCormick v. Ford (La. 5/9/2025), 408 So.3d 932, and  
19 Bossier Parish Policy Jury v. Hicks, (La. App. 2 Cir., 11/19/2025), 425 So.3d 252, and  
20 propose legislation that balances the public purpose of regulating land use and the right of  
21 property owners not to be deprived of property without due process of law and just  
22 compensation.

23 Section 4. The provisions of this Act shall have prospective application only.

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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 1255 Original

2026 Regular Session

Muscarello

**Abstract:** Provides relative to the prescriptive period for actions brought for the violation of certain regulations imposed on immovable property.

Present law provides that all actions civil or criminal, created by statute, ordinance, or otherwise, which may be brought by parishes, municipalities, or their instrumentalities or by any person, firm, or corporation to require enforcement of and compliance with any zoning restriction, building restriction, or subdivision regulation, imposed by any parish, municipality, or an instrumentality thereof, and based upon the violation by any person, firm, or corporation of such restriction or regulation, must be brought within five years from the first act constituting the commission of the violation. Excepts those actions created for the purpose of amortization of nonconforming signs and billboards enacted in conformity with the provisions of present law (R.S. 33:4722).

Proposed law retains present law.

Present law provides that all actions, civil or criminal, related to violations of use regulations must be brought within five years from the date the parish, municipality, and the properly authorized instrumentality or agency thereof if such agency has been designated, first had been actually notified in writing of the violation. Excepts those actions created for the purpose of amortization of nonconforming signs and billboards in conformity with the provisions of present law (R.S. 33:4722).

Proposed law removes reference to the designated agency. Proposed law otherwise retains present law.

Proposed law provides that if no map, plat, survey, or other instrument evidencing a violation of a subdivision regulation imposed on a certain parcel of immovable property has been filed or recorded in the conveyance or mortgage records of the parish in which the immovable property is located prior to August 1, 2026, then the filing or recordation of a map, plat, survey, or other instrument evidencing noncompliance with applicable subdivision regulations shall not be the first act constituting the commission of the violation for the purposes of the prescriptive period established in present law.

Present law provides that any prescription accrued by the passage of two years shall not be interrupted, disturbed, or lost by operation of the provisions of present law. Excepts prescription as relates to nonconforming signs and billboards.

Proposed law retains present law.

Present law provides that in all cases where the prescription has accrued, the particular property involved in the violation of the zoning restriction, building restriction or subdivision regulation shall enjoy the same legal status as land uses, construction features of buildings or subdivisions made nonconforming by the adoption of any zoning restriction, building restriction or subdivision regulation. Provides that the governing authority may provide for the removal of nonconforming signs and billboards in accord with the provisions of present law (R.S. 33:4722).

Proposed law removes provisions that authorize the governing authority to provide for the removal of nonconforming signs and billboards in accordance with the provisions of present

law (R.S. 33:4722). Specifies that the particular property involved in the violation enjoys the same legal status *regarding the violation* as land uses, construction features of buildings or subdivisions made nonconforming by the adoption of any zoning restriction, building restriction or subdivision regulation.

Present law provides that the prescriptive period provided for in present law regarding any action to enforce a zoning restriction or regulation or a violation thereof in the Vieux Carre section of the city of New Orleans shall begin to run on the date the properly authorized agency of the city *actually* receives written notice of the violation.

Proposed law removes the term actually from the provisions of present law.

Present law (R.S. 33:5052) requires all clerks and ex-officio recorders and notaries public in all the parishes, the parish of Orleans excepted, to refuse to place on record any deeds of sale of property to which present law (R.S. 33:5051) applies until the provisions of present law (R.S. 33:5051) have been complied with. Requires them to report to the district attorney all violations thereof coming within their knowledge.

Present law (R.S. 33:5053) provides that any person, agent, or attorney in fact who violates present law (R.S. 33:5051 or 5052) shall be fined not less than \$10 nor more than \$500 for each offense.

Proposed law repeals present law.

Proposed law directs the La. State Law Institute to study the prescription of actions to enforce zoning, subdivision, and land use regulations by political subdivisions in light of the recent court decisions and to propose legislation that balances the public purpose of regulating land use and the right of property owners not to be deprived of property without due process of law and just compensation.

Proposed law has prospective application only.

(Amends R.S. 9:5625(A)(1), (3), and (4), (B), and (G)(3)(a); Adds R.S. 9:5625(A)(5) and (H); Repeals R.S. 33:5052 and 5053)