
SENATE FLOOR AMENDMENTS

2026 Regular Session

Amendments proposed by Senator Barthelemy to Engrossed House Bill No. 368 by Representative Freeman

1 AMENDMENT NO. 1

2 On page 1, line 7, after "violations;" insert "to provide for liens on immovable property in
3 or on which a violation occurred;"

4 AMENDMENT NO. 2

5 On page 1, line 14, before "Notwithstanding" insert "A."

6 AMENDMENT NO. 3

7 On page 1, below line 21, insert the following:

8 "B. The municipality or parish shall have a lien and privilege against the immovable
9 property in or on which the violation occurred. The lien and privilege shall secure all fines,
10 costs, and penalties which are assessed by the municipality or parish in accordance with this
11 Section and described in the order, judgment, notice of judgment, or lien. For the lien and
12 privilege to arise and exist, the order, judgment, notice of judgment, or lien assessing any
13 fines, costs, and penalties shall be recorded in the mortgage office of the parish in which the
14 immovable property, or any portion thereof, in or on which the violation occurred, is
15 situated. The recordation shall have the effect of a judicial mortgage against the immovable
16 property described therein and may be enforced against the immovable property described
17 therein upon application of the municipality or parish to the clerk of the district court for
18 issuance of a writ in accordance with Code of Civil Procedure Article 2253. The remedies
19 established in this Chapter are nonexclusive and may be pursued independently of each other
20 and in addition to other remedies provided by law. In order for the lien and privilege to arise,
21 the order, judgment, notice of judgment, or lien shall be final and not subject to appeal when
22 recorded in the mortgage office. The lien and privilege shall have ranking as provided by
23 R.S. 9:4821(A)(1).

24 C. Any liens placed against such immovable property shall be included in the next
25 annual ad valorem tax bill and shall be paid along with such taxes, subject, however, to any
26 valid homestead exemption. Failure to pay the liens shall cause the immovable property in
27 or on which the violation occurred to be subject to the same provisions of law that govern
28 tax sales of immovable property when the immovable property has been declared blighted
29 or a public nuisance by an administrative hearing officer acting in accordance with this
30 Section. The property owners and other parties having interests in the property shall not
31 have a right of redemption. However, if the immovable property has been sold for
32 nonpayment of taxes to a tax sale purchaser other than the municipality, and if the right of
33 redemption from the tax sale has not elapsed at least one year prior to the sale pursuant to
34 this Section, the tax sale purchaser shall have a right of redemption from the sale pursuant
35 to this Section until one year after the right of redemption from the tax sale elapses. In
36 addition, failure to pay the liens shall also cause such liens and privileges to be subject to
37 enforcement in accordance with R.S. 13:2576. Any liens placed against immovable property
38 that has a legal homestead exemption from taxes will become payable ninety days after the
39 death of the owner thereof or immediately upon recordation of any conventional mortgage
40 on the immovable property or transfer of title to a new owner, whichever occurs first."