

RÉSUMÉ DIGEST

ACT 474 (SB 200)

2026 Regular Session

Hodges

Existing law provides that beginning August 1, 2023, no foreign adversary or person connected with a foreign adversary may purchase, lease, or acquire immovable property in this state. Existing law further provides that parties to the contract with a foreign adversary may rescind the contract prior to the transfer of the immovable property if it is determined that the purchaser or lessee is a foreign adversary or a person connected with a foreign adversary. Existing law provides for exceptions.

Existing law provides that the attorney general may bring an action for injunctive relief in the name of the state against a foreign adversary or person connected to a foreign adversary to enforce the provisions of existing law. Existing law further provides that a court may order that the property be sold to someone who is not a foreign adversary, or to a person who is not a person connected with a foreign adversary, or sold at judicial sale.

Existing law provides that, relative to farmland, any prohibited foreign actor that violates existing law is subject to a civil penalty of \$50,000 and forfeiture of the agricultural land if any prohibited foreign actor does not divest itself of land acquired in violation of existing law within one year after judgment is entered.

New law retains existing law and provides that the legislature finds and declares that it is the policy of Louisiana that ownership of immovable property in proximity to military bases by foreign adversaries, or agents of foreign adversaries, presents a threat to the public health and safety of Louisiana citizens and warrants constitutional protections.

New law provides that immovable property that is purchased, leased, possessed, owned, held in interest, or in any manner under the control of a foreign adversary, or agent of a foreign adversary, located within 50 miles of a military base may be expropriated by the state Military Dept. regardless of the date acquired if the state can show that the ownership poses a threat to the public health and safety of La. citizens. New law defines "military base" as any of the following:

- (1) A military facility, reservation, camp, post, base, installation, armory, or training area and any weather station operated by the armed forces of the U.S.
- (2) A military facility, reservation, camp, post, base, installation, armory, or training area that is operated by the state military.
- (3) Any facility operated by the Civil Air Patrol.

New law provides that immovable property subject to expropriation pursuant to new law may be voluntarily transferred to a natural or juridical person who is not prohibited from owning the immovable property at any time prior to a final judgment of expropriation.

New law provides the Military Dept. will notify the court that immovable property voluntarily transferred prior to a final judgment of expropriation is no longer subject to expropriation pursuant to new law.

New law provides that La. Const. Art. I, Sec.4, relative to the right to property, applies to new law.

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

(Adds R.S. 29:43)