

RÉSUMÉ DIGEST

ACT 700 (HB 1080)

2026 Regular Session

Phelps

Existing law authorizes the cities of New Orleans and Shreveport to adopt ordinances, rules, and regulations in order to condemn and cause to be demolished, removed, or both, any building or other structure, situated within their respective municipal boundaries, which, by reason of its nature or condition, endangers the public welfare or safety.

Existing law provides that upon the failure of the property owner to pay any costs incurred by the respective municipality for demolition, removal, or both, of such structures and for maintenance of property subsequent to demolition, the governing body of the municipality may file a certified copy of an invoice reflecting the amount of the charges with the recorder of mortgages, which shall operate as a lien and privilege in favor of the municipality against the property.

New law additionally authorizes the city of Shreveport to file a suit against the owner of a condemned commercial property to compel the property owner to demolish the condemned property. Provides that the suit shall be filed only after the property owner has been given an opportunity to demolish the condemned property and to pay any liens that have been placed on the property. Provides that the time period provided to the owner to demolish the property and to pay any liens placed on the property shall be as provided by ordinance of the governing authority of the city.

New law authorizes the city to recover court costs, attorney fees, and all costs incurred in locating the owner, notifying the owner, and the enforcement and collection of the amount secured by any lien on the property.

Effective August 1, 2026.

(Adds R.S. 33:4754.1)