

(KEYWORD, SUMMARY, AND DIGEST as amended by Senate committee amendments)

PROPERTY/ABANDONED. Authorizes the city of New Orleans to sell blighted property in the Lower Ninth Ward for a fixed price

DIGEST

Proposed law requires the city of New Orleans to sell, for \$100 per parcel, vacant lots that are located in the Lower Ninth Ward, were acquired through the La. Road Home program, and are either owned by the New Orleans Redevelopment Authority or the authority has been tasked with management and disposition of the property. Defines boundaries of the "Lower Ninth Ward."

Proposed law provides that such sales shall only be to a purchaser who meets one of the following criteria, and the property shall be made available to such purchaser in accordance with the following priorities:

- (1) An individual who is qualified under the Lot Next Door program which authorizes the sale of property to adjacent property owners and who agrees to retain and maintain the property for five years.
- (2) An individual who leases residential property in area and has resided at the property for at least 18 months and agrees to retain and maintain the property for not less than five years.
- (3) An individual who is any of the following: (a) a veteran of the United States armed forces; (b) employed as an emergency responder, including police officer, firefighter, or paramedic; (c) a teacher or former teacher; or (d) a former resident of the area.
- (4) An individual who agrees to build a residence on the property and to reside at that residence for five years from the date that construction is complete and an occupancy license is issued.

Proposed law prohibits the sale of such property to a developer or corporate entity nor to any individual with an active code enforcement violation or with outstanding tax liens against any property he owns.

Requires the governing authority of the city of New Orleans, in consultation with the state representative from District No. 99 and the state senator from District No. 3, to establish necessary rules and regulations. Requires that such rules include provisions regarding:

- (1) The reversion of ownership to the city of property sold if the purchaser fails to meet his obligations.
- (2) Appropriate time periods during which properties will be available to purchasers pursuant to priorities.

Proposed law is only effective upon the passage and enactment of HB. No. 489 of the 2014 R.S. and ceases to be effective after 10 years.

(Adds R.S. 33:4720.11)

Summary of Amendments Adopted by House

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

1. Requires rather than authorizes the sale of property.
2. Specifies qualified purchasers of property pursuant to proposed law.
3. Changes property to which proposed law is applicable from abandoned property to former Road Home program property; in conformity therewith, removes definition of "abandoned property".

House Floor Amendments to the engrossed bill.

1. Adds specification of the area comprising the Lower Ninth Ward.
2. Adds requirement that property to be sold pursuant to proposed law was acquired prior to Jan. 1, 2015.
3. Adds requirements that purchasers retain or reside at the property for at least five years.
4. Adds prohibition of selling property to a developer or corporation.
5. Adds requirement for consultation with specified legislators in the adoption of program rules.

Summary of Amendments Adopted by Senate

Committee Amendments Proposed by Senate Committee on Local and Municipal Affairs to the reengrossed bill

1. Adds a priority listing for purchasers.
2. Adds leasees of the area, members of the armed forces and emergency responders and teachers and former residents of the area as individuals who may purchase property.
3. Adds provision prohibiting a sale to individuals with active code enforcement violations or who have outstanding tax liens.
4. Changes the senator with whom the governing authority consults from the senator representing Senate District No. 2 to the senator representing Senate District No. 3.
5. Adds requirement that rules include provisions regarding reversion of ownership and time periods during which properties would be available to particular purchasers.