

## 2026 Regular Session

HOUSE BILL NO. 194

BY REPRESENTATIVE RISER AND SENATOR CATHEY

**LIABILITY:** Provides relative to peremptive periods

1 AN ACT

2 To amend and reenact R.S. 9:5607(A), relative to actions against a professional engineer,  
3 surveyor, professional interior designer, architect, or real estate developer; to provide  
4 relative to peremptive periods; and to provide for related matters.

5 Be it enacted by the Legislature of Louisiana:

6 Section 1. R.S. 9:5607(A) is hereby amended and reenacted to read as follows:

1 construction, demolition, or work, shall be brought unless filed in a court of  
2 competent jurisdiction and proper venue at the latest within five years from:

3 (1)(a) The date of registry in the mortgage office of acceptance of the work  
4 by the owner; or

5 (2)(b) ~~The date the owner has occupied or taken possession of the improvement, in whole or in part, if no such acceptance is recorded, or If no such~~  
6 ~~acceptance is recorded within six months from the date the owner has occupied or~~  
7 ~~taken possession of the improvement, in whole or in part, the date the improvement~~  
8 ~~has been thus occupied by the owner.~~

9 (3)(2) The date the person furnishing ~~such~~ the services has completed the  
10 services with regard to actions against that person, if the person performing or  
11 furnishing the services, ~~as described herein, described in this Subsection~~ does not  
12 render the services preparatory to construction, or if the person furnishes such  
13 services preparatory to construction but ~~the person furnishing such services~~ does not  
14 perform any inspection of the work.

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16 \* \* \*

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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 194 Original

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Riser

**Abstract:** Specifies the peremptive period for actions against a professional engineer, surveyor, professional interior designer, architect, or real estate developer.

Present law (R.S. 9:5607(A)) provides a peremptive period of five years for actions against certain design and construction professionals. Requires an action to be brought within five years from:

- (1) The date of registry in the mortgage office of acceptance of the work by the owner.
- (2) The date the owner has occupied or taken possession of the improvement if no acceptance is recorded.
- (3) The date the person furnishing services has completed the services, when the services were not in preparation for construction, or the services were in preparation for construction, but the person did not inspect the work.

Proposed law changes present law relative to the peremptive period applicable to an owner's acceptance of work. If the owner's acceptance of work was not timely recorded, proposed law requires the owner to bring any action pursuant to present law within five years from the date the owner occupied or took possession of the improvement.

Proposed law otherwise retains present law.

(Amends R.S. 9:5607(A))