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## DIGEST

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HB 194 Original

2026 Regular Session

Riser

**Abstract:** Specifies the preemptive 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 preemptive 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 preemptive 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))