

2026 Regular Session

SENATE RESOLUTION NO. 18

BY SENATOR FOIL

SEIZURES/SALES. Requests the Louisiana State Law Institute to study the feasibility of allowing an exception to the homestead exemption from seizure for certain unpaid or accelerated costs subject to the Louisiana Condominium Act.

1 A RESOLUTION

2 To urge and request the Louisiana State Law Institute to study the feasibility of allowing an
3 exception to the homestead exemption from seizure for certain unpaid or accelerated
4 costs subject to the Louisiana Condominium Act.

5 WHEREAS, Louisiana law establishes a bona fide homestead which consists of a
6 residence occupied by the owner and the land on which the residence is located, including
7 any building and appurtenances located thereon, and any contiguous tracts up to a total of
8 five acres if the residence is within a municipality, or up to a total of two hundred acres of
9 land if the residence is not located in a municipality; and

10 WHEREAS, the homestead is exempt from seizure and sale under any writ, mandate,
11 or process whatsoever, except in limited circumstances prescribed by law; and

12 WHEREAS, the homestead exemption generally extends to thirty-five thousand
13 dollars in value of the homestead with limited exceptions in the case of obligations arising
14 directly as a result of a catastrophic or terminal illness or injury; and

15 WHEREAS, Louisiana law protects the right of condominium associations to collect
16 unpaid assessments and fees from condominium owners and creates a privilege for the
17 condominium association on a condominium parcel for all unpaid or accelerated sums
18 assessed by the association, any fines or late fees in excess of two hundred fifty dollars, and

