

RÉSUMÉ DIGEST

ACT 135 (HB 194)

2026 Regular Session

Riser

Existing 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 occupied or took possession of the improvement if no acceptance was recorded.
- (3) The date the person who furnished services 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.

New law provides relative to the peremptive period applicable to an owner's possession of the improvement. Provides that if the owner's acceptance of work was not timely recorded within six months of the date the owner occupied or took possession of the improvement, the owner is required to bring any action pursuant to existing law within five years from the date the owner occupied or took possession of the improvement.

Effective August 1, 2026.

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