

Regular Session, 2012

HOUSE BILL NO. 450

BY REPRESENTATIVE ABRAMSON

1 AN ACT

2 To amend and reenact R.S. 9:4823(A)(introductory paragraph) and (2), 4831(A), 4833(E),
3 4835(A) and (B), 4862(B)(3), 4865(C), 4872(A) and (B), and 4885(C), relative to
4 claims and privileges; to provide for a one-year time limitation within which to file
5 a suit to enforce a Private Works Act privilege; to provide with respect to a notice
6 of pendency of action; to provide for technical corrections; and to provide for related
7 matters.

8 Be it enacted by the Legislature of Louisiana:

9 Section 1. R.S. 9:4823(A)(introductory paragraph) and (2) are hereby amended and
10 reenacted to read as follows:

11 §4823. Extinguishment of claims and privileges

12 A. A privilege ~~given~~ provided by R.S. 9:4801, a claim against the owner and
13 the privilege securing it ~~granted~~ provided by R.S. 9:4802, or a claim against the
14 contractor ~~granted~~ provided by R.S. 9:4802 is extinguished if:

15 * * *

16 (2) The claimant or holder of the privilege does not institute an action against
17 the owner for the enforcement of the claim or privilege within one year after ~~the~~
18 ~~expiration of the time given by R.S. 9:4822~~ for filing the statement of claim or
19 privilege to preserve it; or

20 * * *

21 Section 2. R.S. 9:4831(A), 4833(E), 4835(A) and (B), 4862(B)(3), 4865(C), 4872(A)
22 and (B), and 4885(C) are hereby amended and reenacted to read as follows:

1 §4831. Filing; ~~where and how made~~ place of filing; contents

2 A. The filing of a notice of contract, notice of termination, statement of a
3 claim or privilege, or notice of ~~his~~ pendens pendency of action required or permitted
4 to be filed under the provisions of this Part is accomplished when it is filed for
5 registry with the recorder of mortgages of the parish in which the work is to be
6 performed. The recorder of mortgages shall inscribe all such acts in the mortgage
7 records.

8 * * *

9 §4833. Request to cancel the inscription of claims and privileges; cancellation; ~~his~~
10 pendens notice of pendency of action

11 * * *

12 E. The effect of filing for recordation of a statement of claim or privilege and
13 the privilege preserved by it shall cease as to third persons unless a notice of ~~his~~
14 pendens pendency of action in accordance with Article 3752 of the Code of Civil
15 Procedure, identifying the suit required to be filed by R.S. 9:4823 is filed within one
16 year after the date of filing the statement of claim or privilege. In addition to the
17 requirements of Article 3752 of the Code of Civil Procedure, the notice of ~~his~~
18 pendens pendency of action shall contain a reference to the notice of contract, if one
19 is filed, or a reference to the recorded statement of claim or privilege if a notice of
20 contract is not filed.

21 * * *

22 §4835. Filing of bond or other security; cancellation of statement of claim or
23 privilege or notice of ~~his~~ pendens pendency of action

24 A. If a statement of claim or privilege or a notice of ~~his~~ pendens pendency
25 of action is filed, any interested party may deposit with the recorder of mortgages
26 either a bond of a lawful surety company authorized to do business in the state or
27 cash, certified funds, or a federally insured certificate of deposit to guarantee
28 payment of the obligation secured by the privilege or that portion as may be lawfully
29 due together with interest, costs, and ~~attorney's~~ attorney fees to which the claimant
30 may be entitled up to a total amount of one hundred twenty-five percent of the

1 principal amount of the claim as asserted in the statement of claim or privilege or
2 such a suit. A surety shall not have the benefit of division or discussion.

3 B. If the recorder of mortgages finds the amount of the cash, certified funds,
4 or certificate of deposit or the terms and amount of a bond deposited with him to be
5 in conformity with this Section, he shall note his approval on the bond and make note
6 of either the bond or of the cash, certified funds, or certificate of deposit in the
7 margin of the statement of claim or privilege or notice of ~~his pends~~ pendency of
8 action as it is recorded in the mortgage records and cancel the statement of claim or
9 privilege or the notice of ~~his pends~~ pendency of action from his records by making
10 an appropriate notation in the margin of the recorded statement or notice. The bond
11 shall not be recorded but shall be retained by the recorder of mortgages as a part of
12 his records.

13 * * *

14 §4862. Privilege for labor, services, or supplies

15 * * *

16 B. The privilege created by this Part is accessory to and secures only the
17 following:

18 * * *

19 (3) The cost of preparing and filing the statement of privilege and notice of
20 ~~his pends~~ pendency of action authorized by this Part.

21 * * *

22 §4865. Cessation of effect as to certain third persons

23 * * *

24 C. The privilege shall also cease to have effect against third persons who are
25 not parties to the action instituted pursuant to the provisions of Subsection B of this
26 Section unless the claimant files a notice of ~~his pends~~ pendency of action in the
27 mortgage records of the parish where the property is located or lawfully seizes the
28 property subject to the privilege within thirty days after institution of the action
29 unless the property subject to the privilege is a drilling or other rig.

30 * * *

1 §4872. Filing of bond or other security; cancellation of statement of privilege or
2 notice of ~~his pendency~~ pendency of action

3 A. If a statement of privilege or a notice of ~~his pendency~~ pendency of action
4 is filed, any interested person may deposit with the recorder of mortgages of the
5 parish where the operating interest is located a bond of a lawful surety company
6 authorized to do business in the state or cash, certified funds, or a federally insured
7 certificate of deposit. The bond or deposit shall be not less than one hundred twenty-
8 five percent of the principal amount of the obligation claimed in the notice and shall
9 guarantee payment up to such amount of the claimant's obligations secured by the
10 privilege or such portion thereof as is lawfully due.

11 B. If the recorder of mortgages finds that the terms and amount of the bond
12 or deposit is in conformity with this Section, he shall note his approval of the bond
13 or of the deposit, in the margin of the claimant's statement of privilege and in the
14 margin of the notice of ~~his pendency~~ pendency of action where they are recorded and
15 shall then cancel them from his records by making an appropriate notation in the
16 margins of their recordation. A bond deposited with the recorder shall not be
17 recorded but shall be retained by the recorder of mortgages as a part of his records.

18 * * *

19 §4885. Cessation of effect as to certain third persons

20 * * *

21 C. The privilege ceases to have effect against a third person who is not a
22 party to the action instituted pursuant to the provisions of Subsection B of this
23 Section unless the creditor files a notice of ~~his pendency~~ pendency of action in the
24 mortgage records of the parish where the property is located or lawfully seizes the
25 property subject to the privilege within thirty days after institution of the action.

26 * * *

1 Section 3. The provisions of Section 1 of this Act shall become effective on August
2 1, 2013, and the provisions of Section 2 of this Act shall become effective on August 1,
3 2012.

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____