

2025 Regular Session

HOUSE BILL NO. 343

BY REPRESENTATIVE DAVIS

Prefiled pursuant to Article III, Section 2(A)(4)(b)(i) of the Constitution of Louisiana.

SEIZURES/SALES: Provides relative to condominium associations

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AN ACT

To enact R.S. 20:1(C)(9), relative to the homestead exemption from seizure; to add an exception to the exemption from seizure for certain unpaid or accelerated costs subject to the Louisiana Condominium Act; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. R.S. 20:1(C)(9) is hereby enacted to read as follows:

§1. Declaration of homestead; exemption from seizure and sale; debts excluded from exemption; waiver; certain proceeds from property insurance exempted

* * *

C. This exemption shall not apply to any of the following debts:

* * *

(9) For all unpaid or accelerated assessments by an association, subject to the Louisiana Condominium Act, that are collected by the association on a regular basis for routine expenditures used for the protection, improvement, and maintenance of the association's common elements, as defined by R.S. 9:1121.103, and associated property.

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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)]

HB 343 Engrossed

2025 Regular Session

Davis

Abstract: Provides an exception to homestead exemption for unpaid or accelerated assessments collected made by a condominium association.

Present law (R.S. 20:1) provides exceptions to the homestead exemption which includes:

- (1) The purchase price of property or any part of such purchase price.
- (2) Labor, money, and material furnished for building, repairing, or improving the homestead.
- (3) Liabilities incurred by any public officer, fiduciary, or any attorney at law for money collected or received on deposits.
- (4) Taxes or assessments.
- (5) Rent which bears a privilege upon said property.
- (6) Amounts which may be due on a homestead or building and loan association for a loan made by it on the security of the property.
- (7) Amounts which may be due for money advanced on the security of a mortgage on said property.
- (8) Any obligation arising from the conviction of a felony or misdemeanor which has the possibility of imprisonment of at least six months.

Proposed law adds to the exceptions for homestead exemption any unpaid or accelerated assessments by an association subject to the La. Condominium Act collected by the association on a regular basis for routine expenditures used for the protection, improvement, and maintenance of the association's common elements and associated property.

(Adds R.S. 20:1(C)(9))