



Jeff Landry  
Governor

State of Louisiana  
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June 23, 2025

RECEIVED  
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RMW  
4:15pm  
House of Representatives  
Clerk's Office

The Honorable Phillip R. DeVillier  
Speaker of the House  
Louisiana House of Representatives  
State Capitol  
900 N. 3rd St.  
Baton Rouge, LA 70804

The Honorable Michelle Fontenot  
Clerk of the House  
State Capitol  
900 N. 3rd St.  
Baton Rouge, LA 70802

RE: House Bill Number 343 of the 2025 Regular Session by Representative Paula Davis

Dear Speaker DeVillier and Clerk Fontenot:

I am notifying you that I have vetoed House Bill 343 from the 2025 Regular Session.

Property owners have a constitutional and statutory right to the homestead exemption, which among other things protects against creditors seizing and forcing the sale of their primary residence, up to \$35,000 in value. For decades, exemptions to the homestead protection have been sparse, and no exception has ever existed for unpaid dues for condominium associations (COA) or the similarly structured homeowners' associations (HOA). Now, HB 343 seeks to weaken the homestead exemption by excluding unpaid condominium association (COA) fees from a unit owner's homestead exemption. In effect, this exemption allows COAs to undermine the protections of the homestead exemption by seeking the seizure or sale of a property for any unpaid fees. Weakening the homestead exemption in favor of allowing COAs to evict unit owners from their primary residence is bad policy for Louisiana.

Louisiana law has long protected the right of condominium associations (COAs) to recover unpaid assessment and fees from condominium owners. Revised Statute 9:1123.115 specifically entitles COAs to not only recover unpaid assessments, but to obtain a privilege (lien) on the condominium, to accelerate assessments under certain circumstances, and to recover attorneys' fees and costs for enforcing its rights. Moreover, the law allows the privilege to be superior to other liens, depending

on the time that the privilege is recorded, and is inferior only to property taxes and governmental assessments. COAs maintain the right to enforce these rights through the legal system, to obtain judgment against the unit owner, and to enforce that judgment by all legal means necessary.

Given the rights and protections that Louisiana law provides to COAs, it is unnecessary to diminish the homestead exemption to make it easier for COAs to evict a unit owner and force the sale of a condominium. While the homestead exemption protects a unit owner's equity up to \$35,000, nothing under the law precludes a COA from recovery from any equity up to \$35,000, and does not preclude creditors from satisfying judgment from equity above this threshold. Additionally, I have seen no evidence that COAs are unable to enforce judgments or collect unpaid assessments through traditional means of debt recovery, such as judgment debtor examinations and wage garnishment following judgment, without evicting homeowners who may otherwise have little equity in their primary residence. COAs undoubtedly do not want unit owners who do not pay fees to remain, and HB 343 gives COAs a method to force them out of their residence and seize valuable equity they may have.

I understand the strain that unpaid assessments place on COAs, and I strongly encourage COAs to aggressively pursue lawful debt collection with the tools currently given to them under the law. However, I cannot support this unbalanced weakening of the homestead exemption.

For this reason, House Bill 343 will not become law.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Landry", with a long, sweeping underline.

Jeff Landry  
Governor

Enclosure: Returned House Bill 343 of the 2025 Regular Session