

2026 Regular Session

SENATE BILL NO. 380

BY SENATOR CARTER

SPECIAL DISTRICTS. Creates the Real Timbers Crime Prevention and Security District in Orleans Parish. (gov sig)

1 AN ACT

2 To enact R.S. 33:9091.30, relative to Orleans Parish; to create the Real Timbers Crime  
3 Prevention and Improvement District; to provide relative to the boundaries, purpose,  
4 governance, authority, powers, duties, and functions of the district; to provide for  
5 district funding; to provide for an effective date; and to provide for related matters.

6 Notice of intention to introduce this Act has been published.

7 Be it enacted by the Legislature of Louisiana:

8 Section 1. R.S. 33:9091.30 is hereby enacted to read as follows:

9 **§9091.30. Real Timbers Crime Prevention and Improvement District**

10 **A. There is hereby created within the parish of Orleans, as more**  
11 **specifically provided in Subsection B of this Section, a body politic and**  
12 **corporate known as the Real Timbers Crime Prevention and Improvement**  
13 **District, referred to in this Section as the "district". The district is a political**  
14 **subdivision of the state as defined in the Constitution of Louisiana.**

15 **B. The district is comprised of the area included within the following**  
16 **perimeter: Iowa Street, Amazon Street, Delaware Street, Memorial Park Drive,**  
17 **Kansas Street, and Hudson Street.**

1           C. The district is established for the primary object and purpose of  
2           promoting and encouraging the beautification, security, and overall betterment  
3           of the district.

4           D.(1) The district shall be governed by a seven-member board of  
5           commissioners, referred to in this Section as the "board", composed as follows:

6           (a) The president, secretary, treasurer, and parliamentarian of the Real  
7           Timbers Homeowners Association, referred to in this Section as the  
8           "association".

9           (b) The association shall appoint three members who shall be residents  
10          of the district.

11          (2)(a) The members appointed pursuant to Subparagraph (1)(b) of this  
12          Subsection shall serve five-year terms after initial terms as provided in this  
13          Subparagraph. One member shall serve an initial term of three years; one shall  
14          serve four years; and one shall serve five years, as determined by lot at the first  
15          meeting of the board.

16          (b) The members serving pursuant to Subparagraph (1)(a) of this  
17          Subsection shall serve during their term of office.

18          (3) The board shall elect from its members a chairman, a vice chairman,  
19          a secretary, a treasurer, and other officers as it deems necessary. The duties of  
20          the officers shall be fixed by the bylaws adopted by the board.

21          (4) The board may adopt rules and regulations for conducting its  
22          business affairs. Rules and regulations of the board relative to the notice and  
23          conduct of meetings shall conform to applicable law, including laws relative to  
24          open meetings. The board shall hold regular meetings and may hold special  
25          meetings at times and places within the district as prescribed in the bylaws.

26          (5) A majority of the members of the board constitutes a quorum for the  
27          transaction of business. The board shall keep minutes of all meetings and shall  
28          make them available through the secretary of the board to residents of the  
29          district.

1                   **(6) The members of the board shall serve without compensation but shall**  
2                   **be reimbursed for reasonable out-of-pocket expenses directly related to the**  
3                   **governance of the district.**

4                   **E. The district, acting through its board, shall have the following powers**  
5                   **and duties:**

6                   **(1) To sue and be sued.**

7                   **(2) To adopt, use, and alter at will a corporate seal.**

8                   **(3) To receive and expend funds collected pursuant to Subsections F and**  
9                   **G of this Section and in accordance with a budget adopted as provided by**  
10                   **Subsection H of this Section.**

11                   **(4) To enter into contracts with individuals or entities, private or public.**

12                   **(5) To provide or enhance security patrols in the district and to provide**  
13                   **for improved lighting, signage, or matters relating to the security and**  
14                   **beautification of the district.**

15                   **(6) To enter into contracts and agreements for security, improvement,**  
16                   **or betterment of the district, including with one or more other districts for the**  
17                   **joint security, improvement, or betterment of all participating districts.**

18                   **(7) To provide for services and make expenditures as the board deems**  
19                   **proper for the upkeep and beautification of the district and the quality of life**  
20                   **of its residents.**

21                   **(8) To acquire or lease items and supplies that the board deems**  
22                   **instrumental to achieving the purposes of the district.**

23                   **(9) To procure and maintain liability insurance against any liability of**  
24                   **the district and against any personal or legal liability of a board member that**  
25                   **may be asserted or incurred based upon his service as a member of the board**  
26                   **or that may arise as a result of his actions taken within the scope and discharge**  
27                   **of his duties as a member of the board.**

28                   **(10) To perform or have performed any other function or activity**  
29                   **necessary or appropriate to carry out the purposes of the district or for the**

1 overall betterment of the district.

2 F.(1) The governing authority of the city of New Orleans may impose and  
3 collect a parcel fee within the district subject to and in accordance with the  
4 provisions of this Subsection.

5 (2) The amount of the fee shall be as requested by duly adopted  
6 resolution of the board. The fee shall be a flat fee per parcel of land not to  
7 exceed three hundred fifteen dollars per year for each parcel.

8 (3)(a) The fee shall be imposed on each parcel located within the district.

9 (b) For purposes of this Section, "parcel" means a lot, a subdivided  
10 portion of ground, an individual tract, or a "condominium parcel" as defined  
11 in R.S. 9:1121.103.

12 (c) The owner of each parcel shall be responsible for payment of the fee.

13 (4)(a) The fee shall be imposed only after the question of its imposition  
14 has been approved by a majority of the registered voters of the district voting  
15 on the proposition at an election held for that purpose in accordance with the  
16 Louisiana Election Code. The amount of the fee may be changed by duly  
17 adopted resolution of the board, not to exceed the maximum amount authorized  
18 in this Subsection. No other election shall be required except as provided by this  
19 Paragraph.

20 (b) The fee shall expire at the time provided in the proposition  
21 authorizing the fee, not to exceed five years, but the fee may be renewed if  
22 approved by a majority of the registered voters of the district voting on the  
23 proposition at an election as provided in Subparagraph (a) of this Paragraph.  
24 If the fee is renewed, the term of the imposition of the fee shall be as provided  
25 in the proposition authorizing the renewal, not to exceed five years.

26 (5) The fee shall be collected at the same time and in the same manner  
27 as ad valorem taxes on property subject to taxation by the city are collected.

28 (6) Any parcel fee which is unpaid shall be added to the tax rolls of the  
29 city and shall be enforced with the same authority and subject to the same

1 penalties and procedures as unpaid ad valorem taxes.

2 (7)(a) The proceeds of the fee shall be used solely and exclusively for the  
3 purpose and benefit of the district; however, the city may retain one percent of  
4 the amount collected as a collection fee.

5 (b) The city of New Orleans shall remit to the district all amounts  
6 collected not more than sixty days after collection.

7 G. The district may solicit and accept additional voluntary contributions  
8 and grants to further the purposes of the district.

9 H.(1) The board of commissioners shall adopt an annual budget in  
10 accordance with the Louisiana Local Government Budget Act, R.S. 39:1301 et  
11 seq.

12 (2) The district shall be subject to audit by the legislative auditor  
13 pursuant to R.S. 24:513.

14 I.(1) It is the purpose and intent of this Section that the additional law  
15 enforcement or security personnel and their services provided for through the  
16 fees authorized in this Section shall be supplemental to and not in lieu of  
17 personnel and services provided in the district by the New Orleans Police  
18 Department.

19 (2) If the district ceases to exist, all funds of the district shall be  
20 transmitted by the board to the city of New Orleans, and such funds, together  
21 with any other funds collected by the city of New Orleans pursuant to this  
22 Section, shall be maintained in a separate account by the city and shall be used  
23 only to promote, encourage, and enhance the security, beautification, and  
24 overall betterment of the area included in the district.

25 J.(1) The district shall indemnify its officers and board members to the  
26 fullest extent permitted by R.S. 12:227, as fully as if the district were a nonprofit  
27 corporation governed thereby, and as may be provided in the district's bylaws.

28 (2) No board member or officer of the district shall be liable to the  
29 district or to any individual who resides, owns property, visits, or otherwise

1           conducts business in the district for monetary damages for breach of his duties  
 2           as a board member or officer, provided that the foregoing provision shall not  
 3           eliminate or limit the liability of a board member or officer for any of the  
 4           following:

5                   (a) Acts or omissions not in good faith or which involve intentional  
 6                   misconduct or a knowing violation of law.

7                   (b) Any transaction from which he derived an improper personal benefit.

8                   (3) To the fullest extent permitted by R.S. 9:2792 et seq., including R.S.  
 9                   9:2792.1 through 2792.9, a person serving the district as a board member or  
 10                  officer shall not be individually liable for any act or omission arising out of the  
 11                  performance of his duties.

12           Section 2. This Act shall become effective upon signature by the governor or, if not  
 13           signed by the governor, upon expiration of the time for bills to become law without signature  
 14           by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If  
 15           vetoed by the governor and subsequently approved by the legislature, this Act shall become  
 16           effective on the day following such approval.

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The original instrument and the following digest, which constitutes no part  
 of the legislative instrument, were prepared by Senate Legislative Services.  
 The keyword, summary, 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)]

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DIGEST

SB 380 Engrossed

2026 Regular Session

Carter

Proposed law creates the Real Timbers Crime Prevention and Improvement District in Orleans Parish as a political subdivision for the purpose of promoting and encouraging the beautification, security, and overall betterment of the district. Provides for district boundaries.

Proposed law provides that the district is governed by a seven-member board of commissioners composed as follows:

- (1) The president, secretary, treasurer, and parliamentarian of the Real Timbers Homeowners Association (association).
- (2) Three members appointed by the association who shall be residents of the district.

Proposed law provides that appointed members serve five-year staggered terms.

Proposed law provides for the powers and duties of the district, including but not limited to the following:

- (1) To sue and be sued.
- (2) To adopt, use, and alter at will a corporate seal.
- (3) To receive and expend funds collected pursuant to an authorized parcel fee and in accordance with an adopted budget.
- (4) To enter into contracts with individuals or entities, private or public.
- (5) To provide or enhance security patrols in the district and to provide for improved lighting, signage, or matters relating to the security and beautification of the district.
- (6) To enter into contracts and agreements for security, improvement, or betterment of the district, including with one or more other districts for the joint security, improvement, or betterment of all participating districts.

Proposed law authorizes the governing authority of the city of New Orleans, subject to voter approval, to levy and collect a parcel fee within the district. Provides that the parcel fee shall be a flat fee per parcel of land not to exceed \$315 per parcel. Defines "parcel" as a lot, a subdivided portion of ground, an individual tract, or a "condominium parcel" as defined in present law.

Proposed law provides that the fee expires at the time provided in the proposition authorizing the fee, not to exceed five years. Authorizes renewal of the fee, subject to voter approval, for a term as provided in the proposition authorizing the renewal, not to exceed five years.

Proposed law requires that the fee be collected in the same manner and at the same time as ad valorem taxes. Authorizes the city to retain 1% of the amount collected.

Proposed law requires the district's board to adopt an annual budget in accordance with present law (R.S. 39:1301 et seq.) and provides that the district shall be subject to audit by the legislative auditor.

Proposed law provides that it is the purpose and intent of proposed law that the additional law enforcement personnel and services provided for through the fees authorized by proposed law shall be supplemental to, and not in lieu of, personnel and services provided in the district by the city of New Orleans. Further provides that if the district ceases to exist, funds of the district shall be transmitted to the city of New Orleans, and such funds, together with other funds collected pursuant to proposed law, shall be maintained in a separate account and shall be used only to promote, encourage, and enhance the security of the area included in the district.

Effective upon signature of governor or lapse of time for gubernatorial action.

(Adds R.S. 33:9091.30)