

ACT No. 129

2024 Regular Session

HOUSE BILL NO. 100

BY REPRESENTATIVE CARLSON

1 AN ACT

2 To amend and reenact Code of Civil Procedure Article 4844 and R.S. 13:1443(B), relative
3 to civil jurisdiction for parish and city courts; to remove the jurisdictional amounts
4 in eviction proceedings; and to provide for related matters.

5 Be it enacted by the Legislature of Louisiana:

6 Section 1. Code of Civil Procedure Article 4844 is hereby amended and reenacted
7 to read as follows:

8 Art. 4844. Amount in dispute; eviction proceedings

9 ~~A. Except as otherwise provided in this Article, a parish court or city court~~
10 ~~shall have jurisdiction, concurrent with the district court, over suits by owners and~~
11 ~~landlords for the possession of leased premises as follows:~~

12 ~~(1) When the lease is by the day and the daily rental is one hundred fifty~~
13 ~~dollars or less.~~

14 ~~(2) When the lease is by the week and the weekly rental is five hundred~~
15 ~~dollars or less.~~

16 ~~(3) When the lease is by the month and the monthly rental is three thousand~~
17 ~~dollars or less.~~

18 ~~(4) When the lease is by the year and the annual rental is thirty-six thousand~~
19 ~~dollars or less.~~

20 ~~(5) When the suit is to evict an occupant as defined by Article 4704, if the~~
21 ~~annual value of the right of occupancy does not exceed the amount in dispute to~~

1 which the jurisdiction of the court is limited by Articles 4842 and 4843 or as to the
2 amounts set forth in Subparagraphs (3) and (4) of this Paragraph.

3 B. ~~In the City Court of East St. Tammany, the city court shall have the same~~
4 ~~jurisdictional limit for possession of leased premises in eviction proceedings as~~
5 ~~provided for in Article 4912 for justice of the peace courts.~~

6 C. ~~In the City Court of Hammond, the city court shall have jurisdiction over~~
7 ~~suits by owners and landlords for the possession of leased premises when the lease~~
8 ~~is by the month and the monthly rental is five thousand dollars or less.~~

9 D. ~~In computing the jurisdictional amount for purposes of eviction suits, the~~
10 ~~daily, weekly, monthly, annual, or other rental provided by the lease, exclusive of~~
11 ~~interest, penalties, or attorney fees, shall determine the amount in dispute.~~

12 Notwithstanding Articles 4842(A) and 4843, a parish court or city court shall,
13 within its territorial jurisdiction, have jurisdiction, concurrent with the district court,
14 over the following matters, regardless of the amount of daily, monthly, or yearly rent
15 or the rent for the unexpired term of the lease or the annual value of the right of
16 occupancy:

17 (1) Suits by owners and landlords for the possession of leased premises.

18 (2) Suits by landowners or lessors for eviction of occupants or tenants of
19 leased residential premises.

20 (3) Suits to evict an occupant as defined by Article 4704.

21 (4) Suits by landowners or lessors for the eviction of occupants or tenants of
22 leased commercial premises and leased farmlands.

23 Section 2. R.S. 13:1443(B) is hereby amended and reenacted to read as follows:

24 §1443. Civil jurisdiction; amount in controversy; eviction suits; injunctive actions

25 * * *

26 B.(1) A parish court shall have jurisdiction, concurrent with the district
27 court, over suits by owners and landlords for the possession of leased premises
28 within its territorial jurisdiction, ~~as follows:~~ in accordance with Code of Civil
29 Procedure Article 4844.

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~~(a) When the amount of the rental does not exceed the jurisdictional amounts provided in Code of Civil Procedure Article 4844(A).~~

~~(b) When the suit is to evict an occupant, as defined by Article 4704 of the Code of Civil Procedure, if the annual value of the right of occupancy does not exceed the amount in dispute to which the jurisdiction of the court is limited by Subsection A of this Section.~~

~~(2) In computing the jurisdictional amount for purposes of eviction suits, the daily, weekly, monthly, annual, or other rental provided by the lease, exclusive of interest, penalties, or attorney fees shall determine the amount in dispute.~~

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SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____

CODING: Words in ~~struck through~~ type are deletions from existing law; words underscored are additions.