

2026 Regular Session

SENATE BILL NO. 198

BY SENATOR MIZELL

HISTORIC PRESERVATION. Provides relative to historic district commission powers.
(8/1/26)

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AN ACT

To amend and reenact R.S. 25:742, relative to historic preservation districts; to provide relative to historic district commission powers; to provide relative to bid requirements; to provide relative to a Certificate of Appropriateness from the historic preservation district commission; to provide relative to a historic preservation commission authorization to institute civil proceedings in certain circumstances; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. R.S. 25:742 is hereby amended and reenacted to read as follows:

§742. Applicability of historic district commission powers

A. It is the intent and purpose of this Chapter that the regulatory powers conferred by it on an historic preservation district commission, created under its authority, shall apply to all ~~private~~ property, in the area controlled by it, including all buildings, structures, areas, sites, and their adjuncts and appurtenances, insofar as they constitute part of the entirety or tout ensemble of the historic section. Any governmental agency of the state or local government, ~~other than the governing body, having a responsibility for any building, structure, area, site, public way and~~

1 ~~their adjuncts and appurtenances within the historic preservation site shall seek the~~
 2 advice of the historic district commission prior to the initiation of the letting out for
 3 bid any substantive change, modification, renovation, restoration, demolition, or
 4 construction that changes the exterior architectural features of a structure that
 5 is designated as a landmark or is a significant or contributing rated structure
 6 or new construction in a historic district.

7 B. Any action taken by a government agency of the state or local
 8 government that requires change, modification, renovation, restoration,
 9 demolition of a structure or construction to a site that is designated as a
 10 landmark or a significant or contributing rated structure shall be subject to a
 11 Certificate of Appropriateness from the historic preservation district
 12 commission in which the site is located, unless this requirement is waived by
 13 that district.

14 C. An historic preservation district commission is authorized to institute
 15 civil proceedings, including for injunctive relief, to enforce the provisions of this
 16 Section.

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)]

DIGEST

SB 198 Original

2026 Regular Session

Mizell

Present law (R.S. 25:742) provides that the regulatory powers conferred by it on an historic preservation district commission, created under its authority, shall apply to all private property, in the area controlled by it, including all buildings, structures, areas, sites, and their adjuncts and appurtenances, insofar as they constitute part of the entirety or tout ensemble of the historic section.

Proposed law retains present law but changes its applicability from private property to all property.

Present law provides that any governmental agency of the state or local government, other than the governing body, having a responsibility for any building, structure, area, site, public way and their adjuncts and appurtenances within the historic preservation site shall seek the advice of the historic district commission prior to the initiation of any substantive change, modification, renovation, restoration or construction.

Proposed law provides that any governmental agency of the state or local government shall seek the advice of the historic district commission prior to the initiation of the letting out for

bid any substantive change, modification, renovation, restoration, demolition, or construction that changes the exterior architectural features of a structure that is designated as a landmark or is a significant or contributing rated structure or new construction in a historic district.

Proposed law provides that any action taken by a government agency of the state or local government that require change, modification, renovation, restoration, demolition of a structure or construction to a site that is designated as a landmark or a significant or contributing rated structure shall be subject to a Certificate of Appropriateness from the historic preservation district commission in which the site is located, unless this requirement is waived by that district.

Proposed law provides that an historic preservation district commission is authorized to institute civil proceedings, including for injunctive relief, to enforce the provisions of this proposed law.

Effective August 1, 2026.

(Amends R.S. 25:742)