

2026 Regular Session

HOUSE BILL NO. 300

BY REPRESENTATIVE RISER

BANKS/BANKING: Provides with respect to the appraisal threshold for bank owned property

1 AN ACT

2 To amend and reenact R.S. 6:243(C)(1) and (2), relative to powers and functions of state
3 banks; to provide for price thresholds for required residential appraisals; to increase
4 the thresholds; and to provide for related matters.

5 Be it enacted by the Legislature of Louisiana:

6 Section 1. R.S. 6:243(C)(1) and (2) are hereby amended and reenacted to read as
7 follows:

8 §243. Immovable property; dealings

9 * * *

10 C.(1) For immovable property provided for in Paragraphs (A)(2), (3), and
11 (4) of this Section, a state bank shall obtain, within a reasonable time before or after
12 the property is acquired, a current appraisal of the fair market value of any such
13 property and shall account for the property in accordance with generally accepted
14 accounting principles (GAAP). For purposes of this Paragraph, a state bank may
15 perform an evaluation in lieu of an appraisal for residential real estate valued at or
16 below ~~two hundred fifty~~ four hundred thousand dollars and for commercial real
17 estate valued at or below five hundred thousand dollars.

18 (2) An additional appraisal shall be required for immovable property every
19 third calendar year from the date the initial appraisal was obtained pursuant to
20 Paragraph (1) of this Subsection. For purposes of this Paragraph, a state bank may

1 perform an evaluation in lieu of an appraisal for residential immovable property
2 valued at or below ~~two hundred fifty~~ four hundred thousand dollars and for
3 commercial immovable property valued at or below five hundred thousand dollars.

4 * * *

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 300 Engrossed

2026 Regular Session

Riser

Abstract: Changes the appraisal threshold for bank-owned property.

Present law requires a bank to obtain a current appraisal of the fair market value of any immovable property that bank has acquired under certain conditions within a reasonable time of the acquisition, and every third calendar year thereafter.

Present law allows a bank to conduct evaluations of residential real estate in lieu of appraisals if that residential real estate is valued at or below \$250,000.

Proposed law raises that threshold for appraisals from \$250,000 to \$400,000.

(Amends R.S. 6:243(C)(1) and (2))