

HOUSE COMMITTEE AMENDMENTS

2026 Regular Session

Amendments proposed by House Committee on Civil Law and Procedure to Original House Bill No. 284 by Representative Wyble

1 AMENDMENT NO. 1

2 On page 1, line 18, after "Part" delete the remainder of the line and insert the following:

3 "serve a public purpose, protect the health, safety, and welfare of the public, and are
4 intended to provide"

5 AMENDMENT NO. 2

6 On page 2, delete lines 8 through 19 in their entirety and insert the following:

7 "(1)(a) "Abandoned property" means any commercial or residential property
8 that is vacant or not lawfully occupied. The terms "vacant" or "not lawfully
9 occupied" have the same meanings and circumstances described in R.S. 33:1236(49),
10 4720.59, and 4754 and include any or all of the following property conditions:

11 (i) Not actually occupied by the owner, lessee, or an authorized occupant.

12 (ii) Lacking customary utility service or has been left unsecured or
13 inadequately secured from unauthorized entry such that the premises may be entered
14 and utilized by vagrants or other uninvited persons as a place of harborage.

15 (iii) Deemed detrimental to or endangers the public safety, health, or welfare
16 by reason of dilapidation, deterioration, disrepair, neglect, damage, vacancy,
17 abandonment, or other condition.

18 (iv) Determined to be unfit for human occupancy, unsafe structures,
19 unlawful structures, structures containing unsafe equipment, or housing code
20 violations as those terms may be defined by state law, local ordinances, or applicable
21 building, housing, fire, or health codes.

22 (v) Considered a public nuisance under state law, local ordinance, or
23 applicable administrative or judicial determination.

24 (vi) Deemed uninhabitable or that presents a threat to public health or safety
25 because of the physical condition, use, or disuse.

26 (b) Property that is uninhabitable and for which ad valorem taxes have been
27 delinquent for three or more years may be presumed to be abandoned. However, the
28 presumption shall be rebuttable. Nothing in this definition shall be construed to limit
29 the authority of a governing authority to determine abandonment under other
30 applicable provisions of law.

31 (2)(a) "Blighted property" means any commercial or residential premises
32 including buildings, structures, or vacant lots, which because of physical condition,
33 use, or neglect are detrimental to the public health, safety, morals, or welfare, impair
34 the economic stability of the surrounding area, or constitute a blighting influence on
35 nearby properties. The term includes any or all of the following property conditions:

36 (i) Has been declared vacant, uninhabitable, hazardous, or blighted by a
37 court of competent jurisdiction, an administrative hearing officer acting pursuant to
38 R.S. 13:2575 or 2576, or any other applicable law.

39 (ii) Has been determined to be a public nuisance, fire hazard, environmental
40 hazard, or threat to public health or safety pursuant to state law or a local ordinance.

41 (iii) Contains or constitutes an unsafe structure, unlawful structure, structure
42 unfit for human occupancy, or structure containing unsafe equipment as defined by
43 applicable state law, building codes, housing codes, fire codes, or local ordinances.

44 (iv) Is dilapidated, decayed, deteriorated, structurally unsafe, vermin-infested,
45 unsanitary, lacking essential utilities or facilities, or otherwise maintained in a
46 condition detrimental to public health, safety, welfare, or the economic stability of
47 the community.

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

1 (v) Has been declared or certified blighted, abandoned, deleterious, or
2 otherwise hazardous pursuant to R.S. 14:107.3, R.S. 33:1373, 1374, 4720.59, R.S.
3 40:600.33, or other applicable law.

4 (vi) By reason of physical condition, environmental contamination,
5 prolonged vacancy, neglect, or failure to maintain the property in accordance with
6 applicable codes or ordinances, constitutes a threat to persons or property or creates
7 a blighting influence on surrounding properties.

8 (b) This definition shall be construed broadly to effectuate the purpose of
9 addressing abandoned, hazardous, and blighted properties and includes but is not
10 limited to conditions identified under any applicable state statute, local ordinance,
11 administrative determination, or judicial finding relating to blight, abandonment,
12 public nuisance, unsafe structures, or similar conditions and other applicable law."

13 AMENDMENT NO. 3

14 On page 7, at the end of line 20, delete "municipality" and insert "governing authority"

15 AMENDMENT NO. 4

16 On page 7, line 28, after "the" and before the period ":" delete "parish or municipality" and
17 insert "governing authority"

18 AMENDMENT NO. 5

19 On page 8, at the end of line 9, insert the following:

20 "If the governing authority maintains an official website, the required
21 quarterly notices shall also be posted on the website and made reasonably accessible
22 to the public."

23 AMENDMENT NO. 6

24 On page 8, at the end of line 15, add the following:

25 "If the governing authority maintains an official website, the required notice
26 of sale shall also be posted on the website contemporaneously to the notice
27 conducted in the manner provided by law for sales under judicial process."