
DIGEST

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HB 284 Engrossed

2026 Regular Session

Wyble

Abstract: Authorizes parishes and municipalities with a population of less than 50,000 to expropriate blighted property by declaration of taking.

Proposed law authorizes a parish or municipality with a population of less than 50,000, referred to as a "governing authority", to expropriate abandoned or blighted property by a declaration of taking.

Proposed law defines "abandoned property", "blighted property", "governing authority", "notice", "owner", and "property".

Proposed law provides for the following procedures:

- (1) Requires notification to an owner of the intention to expropriate the property at least 15 days prior to filing a petition for expropriation.
- (2) Expropriation is to be conducted in a manner consistent with the existing procedures used by the Dept. of Transportation and Development (DOTD).
- (3) Requires the filing of a petition and resolution containing a statement of public purpose and attachment of certain other documentation and depositing in the registry of the court in an amount equal to the estimated value of the property. Upon presentation of the receipt of the deposit, the court issues an ex parte order vesting title with the governing authority. The ex parte order becomes final upon the defendant's failure to file a motion to dismiss or a judgment is rendered in favor of the governing authority on the trial of the motion.
- (4) Upon receipt of the deposit and the ex parte order, notice of the petition, along with the ex parte order and receipt of deposit, is sent by the clerk of court to all defendants.
- (5) Provides procedures for a defendant to contest the validity of the taking, within 15 days after the date which the citation was served, on the grounds that the property taken was not expropriated for a public purpose or that the blighted conditions on the property have been or are in the process of being rehabilitated.
- (6) Provides for equal opportunity for all natural and juridical persons to purchase expropriated blighted property from the governing authority when the governing authority decides to sell, convey, or otherwise dispose of expropriated property.

- (7) Requires the governing authority to provide notice of the sale of property acquired through expropriation.
- (8) Requires certain notices be posted on the governing authorities website to be made available to the public.

(Adds R.S. 19:396-396.12)

Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Civil Law and Procedure to the original bill:

1. Make technical corrections.
2. Provide that the intent of proposed law is to serve a public purpose and to protect the health, safety, and welfare of the public.
3. Redefine "abandoned property" and "blighted property".
4. Require certain notices be published on the governing authority's official website.