
DIGEST

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HB 1166 Original

2026 Regular Session

Carver

Abstract: Requires a vacant property disclosure form in real estate transactions and requires distribution of certain information to buyers and sellers.

Present law (R.S. 9:3196) defines "property disclosure document", "real estate contract", and "seller".

Proposed law retains present law but also defines "vacant residential property" and includes the term within the definitions of "property disclosure document", "real estate contract", and "seller".

Present law (R.S. 9:3197) provides for the applicability of present law and provides exceptions.

Proposed law retains present law and adds vacant residential property to certain exceptions.

Present law (R.S. 9:3198) establishes duties and liabilities for the sellers of property, requires a property disclosure, and permits termination of real estate contracts under certain circumstances.

Proposed law retains present law and adds vacant residential property.

Present law (R.S. 9:3198.1) requires a state or local law enforcement agency to report contamination to the Dept. of Environmental Quality when it becomes aware that a residential real property has been contaminated by its use as a clandestine methamphetamine drug lab and provides a mechanism for publishing to the public.

Proposed law retains present law and adds vacant residential property.

Present law (R.S. 9:3199) requires a real estate licensee representing a seller of residential real property to inform the seller of the duties and rights established in present law. Also requires a real estate licensee representing a buyer of residential real property to inform the buyer of such duties and rights.

Proposed law retains present law and adds vacant residential property.

Present law (R.S. 37:1455(A)) provides that a failure by a real estate licensee to provide a buyer or seller with a written property disclosure in certain circumstances is grounds for the censure, suspension, or revocation of the license, registration, or certification of a real estate licensee.

Proposed law provides that failure by a licensee who represents a buyer or seller of residential real property or vacant residential property to inform the buyer or seller of the duties and rights regarding the written property disclosure form requirements pursuant to present law is grounds for the censure, suspension, or revocation of the license, registration, or certification of a real estate licensee.

Effective Jan. 1, 2027.

(Amends R.S. 9:3196(intro. para.) and (2), (4), and (6), 3197(A), (B)(intro. para.) and (3), (8), (9), and (12), 3198 (A)(1), and (2)(a), 3198.1(A) and (B), and 3199(A), and R.S. 37:1455(A)(intro. para.) and (33); Adds R.S. 9:3196(7))