

RÉSUMÉ DIGEST

ACT 845 (HB 816)

2026 Regular Session

Galle

New law prohibits any foreign adversary or prohibited foreign actor from directly or indirectly owning, acquiring, leasing, or otherwise obtaining any interest in military-installation-adjacent land and permits a prohibited foreign actor to sell or convey an ownership interest in military-installation-adjacent land in the state of La.

New law provides for reliance based upon affidavits made by a person intending to acquire or holding an interest in immovable property to the effect that the person is not a foreign adversary or a prohibited foreign actor.

New law defines "agent of a foreign adversary" or "mandatary of a foreign adversary", "controlling interest", "foreign adversary", "military installation", "military-installation-adjacent land", and "prohibited foreign actor".

New law does not apply to the following persons:

- (1) A natural person who is a U.S. citizen.
- (2) A person who is not a U.S. citizen but is a permanent legal resident or is lawfully present in the U.S. by virtue of authorization by the U.S. Dept. of Homeland Security.
- (3) A "juridical person" as defined in C.C. Art. 24 that is wholly owned by a U.S. citizen or permanent legal resident.

New law provides for procedures, guidelines, and duties of the attorney general relative to civil actions, civil penalties, and protection of ownership interests.

New law provides a limitation of liability for an attorney, title insurer, title insurance producer, agency, lender, mortgage servicer, notary public, real estate agent, broker, seller, or lessor and their directors, officers, and employees for failure to investigate whether a party to a transaction involving immovable property is a foreign adversary or prohibited foreign actor.

New law applies only to immovable property acquired by a foreign adversary or prohibited foreign actor on or after Aug. 1, 2026.

Effective August 1, 2026.

(Amends R.S. 9:2717.1(F)(intro. para.) and (G); Adds R.S. 9:2717.1.2-2717.1.8)