

2016 Regular Session

HOUSE BILL NO. 956

BY REPRESENTATIVE GREGORY MILLER

RECORDS/RECORDATION: Provides relative to mortgage and conveyance records

1 AN ACT

2 To amend and reenact R.S. 9:2721 and to repeal Civil Code Article 3275, relative to
3 mortgage and conveyance records; to provide for the recordation of certain
4 documents; to provide relative to information contained in certain documents; and
5 to provide for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. R.S. 9:2721 is hereby amended and reenacted to read as follows:

8 §2721. Filing in office of parish recorder

9 ~~B.A.~~ A. An act of ~~sale~~ conveyance of immovable property or attachment thereto
10 filed for registry in the office of the parish recorder ~~pursuant to Subsection A of this~~
11 ~~Section~~ shall designate the name of the person responsible for all property taxes and
12 assessments and include the address where property tax and assessment notices are
13 to be mailed. The person responsible for the taxes and assessments of the
14 immovable being transferred shall provide the above information to the tax assessor
15 for the parish in which the immovable property is located for the purpose of issuing
16 tax and assessment notices.

17 ~~C.B.~~ B. Anyone who acquires immovable property in this state, whether by
18 sale, sheriff's sale, giving in payment, or in any other manner, which property is
19 subject to a recorded lease agreement that is not divested by the acquisition, shall
20 take the property subject to all of the provisions of the lease, including any provision
21 for the payment of a commission to a leasing agent or other third party, provided that

1 the lease was recorded prior to the recordation of the document which establishes the
2 rights of the person who acquires the property. Such document shall include but is
3 not limited to a mortgage, option to purchase, or other writing.
4 Section 2. Civil Code Article 3275 is hereby repealed in its entirety.

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 956 Original

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Gregory Miller

Abstract: Eliminates the requirement that birth dates of parties be included on any act or document which evidences a privilege and is filed for recordation, and requires specific information on all acts of conveyance.

Present law requires all parties' birth dates on documents or acts evidencing a privilege that are filed for recordation.

Proposed law eliminates this requirement.

Present law requires that an act of sale of immovable property or attachment thereto filed for registry in the office of the parish recorder designate the name of the person responsible for all property taxes and assessments and include the address where property tax and assessment notices are to be mailed.

Proposed law maintains present law but expands the requirements to any act of conveyance.

(Amends R.S. 9:2721; Repeals C.C. Art. 3275)