

SENATE BILL NO. 183

BY SENATOR ABRAHAM

1 AN ACT

2 To amend and reenact the introductory paragraph of R.S. 9:5633.1(A), and to enact R.S.
3 9:5633.1(M) and (N), to provide relative to blighted property; to provide for
4 acquisition of blighted property in Lake Charles; to provide for the filing of certain
5 affidavits and judgments; to provide for notice requirements; and to provide for
6 related matters.

7 Notice of intention to introduce this Act has been published.

8 Be it enacted by the Legislature of Louisiana:

9 Section 1. The introductory paragraph of R.S. 9:5633.1(A) is hereby amended and
10 reenacted and R.S. 9:5633.1(M) and (N) are hereby enacted to read as follows:

11 §5633.1. Blighted property in certain municipalities; acquisitive prescription

12 A. In an incorporated municipality that is under a home rule charter, having
13 a population between six thousand six hundred fifty and seven thousand six hundred
14 fifty, according to the latest federal decennial census, or in the city of Lake
15 Charles, with the approval of the Lake Charles City Council, and upon
16 compliance with this Section and the applicable provisions of an ordinance
17 adopted pursuant to Subsection M of this Section, ownership of an immovable
18 may be acquired by the prescription of three years without the need of just title or
19 possession in good faith. The requirements for the acquisitive prescription of three
20 years are as follows:

21 * * *

22 M. In addition to the notices and procedures provided in this Section, the
23 city of Lake Charles shall adopt additional notice requirements or other
24 conditions by city ordinance which must be met before allowing a possessor to
25 occupy and possess blighted property under the provisions of this Section. These
26 additional requirements may relate to the following matters, among any others
27 not prohibited by the Constitution of Louisiana:

1 (a) Notice of any hearing provided in this Section.

2 (b) Notice regarding any determination made in connection with the
3 hearing.

4 (c) The filing and recording of any document related to the hearing in the
5 mortgage or conveyance records of the parish.

6 N. In the city of Lake Charles, a possessor of an immovable seeking to
7 establish title to immovable property based on compliance with the
8 requirements set forth in this Section and in any applicable city ordinance, may
9 bring a possessory action pursuant to Code of Civil Procedure Article 3655 or
10 an action pursuant to any other procedure allowed by Louisiana law, and to
11 seek a judgment confirming his ownership of the blighted property in
12 accordance with and to the full extent of the boundaries established by the
13 record title of the prior record owner. The court shall render a judgment
14 declaring the possessor to be the record owner of the property upon sufficient
15 proof that the possessor followed the procedures of this Section, in addition to
16 other requirements promulgated by the city of Lake Charles pursuant to
17 Subsection M of this Section if applicable.

PRESIDENT OF THE SENATE

SPEAKER OF THE HOUSE OF REPRESENTATIVES

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____