

# ACT No. 355

2022 Regular Session

HOUSE BILL NO. 818

BY REPRESENTATIVE HUGHES

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AN ACT

To amend and reenact R.S. 13:2575(A)(2), (B)(2), (D)(2), and (F)(2), relative to administrative adjudication; to provide relative to blighted or abandoned property; to provide for procedures; to provide for exemptions for certain populations; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. R.S. 13:2575(A)(2), (B)(2), (D)(2), and (F)(2) are hereby amended and reenacted to read as follows:

§2575. Blighted or abandoned property; public health, housing, fire code, building code and certain other ordinance violations; administrative adjudication; procedure; appeal; penalties

A.

\* \* \*

(2) For purposes of this Chapter, ~~except in any parish with a population of more than three hundred thousand and less than four hundred thousand according to the latest federal decennial census,~~ "blighted property" shall have the same meaning as provided in R.S. 33:1374(B)(1), and "abandoned property" shall have the same meaning as provided in R.S. 33:4720.59(D)(2).

B.

\* \* \*

(2) ~~Except in any parish with a population of more than three hundred thousand and less than four hundred thousand according to the latest federal~~

1           ~~decennial census, any~~ Any municipality or parish that adopts an ordinance  
2           establishing an administrative adjudication hearing procedure for determining  
3           property to be blighted or abandoned, shall provide notice to the property owners and  
4           to all mortgagees of record as provided in Paragraphs (D)(2) and (F)(2) of this  
5           Section.

6                                 \*             \*             \*

7                                 D.

8                                 \*             \*             \*

9                                 (2) ~~Except in any parish with a population of more than three hundred~~  
10           ~~thousand and less than four hundred thousand according to the latest federal~~  
11           ~~decennial census,~~ prior Prior to holding an administrative hearing for the  
12           determination of blight or abandonment of property, the municipality or parish shall  
13           notify the property owner and each mortgagee of record in the parish mortgage  
14           records, at least thirty days in advance of the date of the administrative hearing. The  
15           notification shall state the time, date, and location of the hearing, the location of the  
16           subject property, and an explanation that the hearing is for the purpose of making a  
17           determination whether the subject property is blighted or abandoned. The notice  
18           shall be sent by certified or registered United States mail or personally served on the  
19           property owner at the address listed in the assessor's office of the municipality or  
20           parish, and on each mortgagee of record at the address provided in the recorded  
21           mortgage.

22                                 \*             \*             \*

23                                 F.

24                                 \*             \*             \*

25                                 (2) ~~Except in any parish with a population of more than three hundred~~  
26           ~~thousand and less than four hundred thousand according to the latest federal~~  
27           ~~decennial census, within thirty days, excluding legal holidays, after~~ After the hearing  
28           to determine whether a property is blighted or abandoned, the hearing officer shall  
29           send written post hearing notice to the property owner and each mortgagee of record  
30           explaining whether the hearing officer determined the subject property to be blighted

1 or abandoned and state whether any fine, penalty, costs, or fees are assessed. The  
 2 post hearing notice shall be sent to the property owner and mortgagees of record in  
 3 the manner provided for in Paragraph (D)(2) of this Section.

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SPEAKER OF THE HOUSE OF REPRESENTATIVES

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PRESIDENT OF THE SENATE

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GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: \_\_\_\_\_