# 2024 Regular Session

### HOUSE CONCURRENT RESOLUTION NO. 80

### BY REPRESENTATIVE FARNUM

# CIVIL/LAW: Directs the La. State Law Institute to study the Private Works Act

1	A CONCURRENT RESOLUTION
2	To authorize and direct the Louisiana State Law Institute to study the Private Works Act and
3	provisions relative to protecting homeowners from claims when conducting home
4	improvement projects and protecting homeowners from having to pay twice for work
5	in order to avoid claims by unpaid claimants under the Private Works Act and report
6	its findings to the legislature no later than November 15, 2024.
7	WHEREAS, the Private Works Act, R.S. 9:4801 et seq., governs the rights of parties
8	to be paid when performing improvements on immovable property; and
9	WHEREAS, the Private Works Act applies to all construction projects in this state
10	and there may be a need to provide additional special protections for homeowners when
11	conducting residential improvement projects; and
12	WHEREAS, the protections that are available under the Private Works Act for
13	property owners are often not known to or practical for homeowners when conducting
14	residential improvement projects; and
15	WHEREAS, the Private Works Act only allows a homeowner to be relieved of
16	claims against him when the claims arise from the performance of a contract by a general
17	contractor for whom a bond is given and maintained as required by R.S. 9:4812 and when
18	notice of the contract with the bond is properly filed as required by R.S. 9:4811; and
19	WHEREAS, circumstances arise in which the homeowner has paid the contractor in
20	full, but because the homeowner does not have a bond and notice filed, the homeowner is
21	not relieved of claims against him.

1 THEREFORE, BE IT RESOLVED that the Legislature of Louisiana does hereby 2 authorize and direct the Louisiana State Law Institute to study the Private Works Act relative 3 to the possibility of protecting a homeowner who conducts a residential improvement project 4 from having to pay twice for some or all of the work in order to avoid claims by unpaid 5 subcontractors, suppliers, laborers, and other claimants or in order to avoid or discharge 6 privileges asserted by such claimants against the homeowners, and report its findings no later 7 than November 15, 2024.

8 BE IT FURTHER RESOLVED that the Legislature of Louisiana does hereby 9 authorize and direct the Louisiana State Law Institute to include representatives of the stakeholders impacted by the issues to be studied including but not limited to the Louisiana 10 11 Bankers Associations, ABC Louisiana, Louisiana AGC, Louisiana Homebuilders 12 Association, Louisiana Concrete Association, Louisiana Land Title Association, 13 representatives of suppliers, and homeowners, to the extent not already included in the study. 14 BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the 15 director of the Louisiana State Law Institute. 16 BE IT FURTHER RESOLVED that the Louisiana State Law Institute shall submit

17 one copy and one electronic copy of any report produced pursuant to this Resolution to the

18 David R. Poynter Legislative Research Library as required by R.S. 24:772.

## 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)]

HCR 80 Original	2024 Regular Session	Farnum
e	6	

Directs the La. State Law Institute to study provisions of the Private Works Act relative to protecting a homeowner from having to pay twice for work in order to avoid personal claims by unpaid claimants, and report its findings by Nov. 15, 2024.