

2025 Regular Session

HOUSE BILL NO. 512

BY REPRESENTATIVE PHELPS

Prefiled pursuant to Article III, Section 2(A)(4)(b)(i) of the Constitution of Louisiana.

CRIME: Provides relative to criminal blighting of property

1 AN ACT

2 To amend and reenact R.S. 14:107.3(A)(1) and (B) and to enact R.S. 14:107.3(I), relative

3 to criminal blighting; to provide relative to the definition of "blighted property"; to

4 provide relative to culpability; to provide for duties of municipalities; and to provide

5 for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. R.S. 14:107.3(A)(1) and (B) are hereby amended and reenacted and R.S.

8 14:107.3(I) is hereby enacted to read as follows:

9 §107.3. Criminal blighting of property

10 A. The terms used in this Section shall have the following meanings:

11 (1) "Blighted property" means those commercial or residential premises,

12 including lots, which have been declared vacant, uninhabitable, and hazardous by an

13 administrative hearing officer acting pursuant to R.S. 13:2575 or 2576 or other

14 applicable law. Such premises may include premises which, because of their

15 physical condition, are considered hazardous to persons or property, have been

16 declared or certified blighted, and have been declared to be a public nuisance by an

17 administrative hearing officer acting pursuant to R.S. 13:2575 or 2576, or any other

18 applicable law. For purposes of this Section, this term shall include premises that

are occupied by tenants who have a right of possession, ownership, occupancy, or
a lease interest, or by adverse possessors.

* * *

B. Criminal blighting of property is the intentional or criminally negligent
permitting of the existence of a condition of deterioration of property by the property
owner, a representative or agent of the property owner, or anyone with custody,
control, or ownership of the property, which is deemed to have occurred when the
property has been declared or certified as blighted after an administrative hearing,
pursuant to R.S. 13:2575 or 2576.

* * *

I. A municipality that receives a complaint alleging a violation of this
Section shall investigate such complaint as practicable. If the complaint is found to
be credible, the municipality shall proceed with an administrative hearing pursuant
to R.S. 13:2575 or 2576.

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 512 Original

2025 Regular Session

Phelps

Abstract: Provides relative to criminal blighting.

Present law (R.S. 14:107.3) provides for the crime of criminal blighting.

Proposed law retains present law generally.

Present law (R.S. 14:107.3(A)(1)) defines the term "blighted property".

Proposed law amends present law to provide that "blighted property" shall include premises that are occupied by tenants who have a right of possession, ownership, occupancy, or a lease interest, or by adverse possessors.

Present law (R.S. 14:107.3(B)) provides that criminal blighting of property is the intentional or criminally negligent permitting of the existence of a condition of deterioration of property by the owner, which is deemed to have occurred when the property has been declared or certified as blighted after an administrative hearing, pursuant to present law (R.S. 13:2575 or 2576).

Proposed law amends present law to include a representative or agent of the property owner or anyone with custody, control, or ownership of the property as individuals who may be subject to prosecution for criminal blighting.

Proposed law provides that a municipality that receives a complaint alleging a violation of present law shall investigate such complaint as practicable. Further provides that if the complaint is found to be credible, the municipality shall proceed with an administrative hearing pursuant to present law (R.S. 13:2575 or 2576).

(Amends R.S. 14:107.3(A)(1) and (B); Adds R.S. 14:107.3(I))