

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(B) and to enact R.S. 14:107.3(I), relative to criminal  
3 blighting; to provide relative to culpability; to provide for duties of municipalities;  
4 and to provide for related matters.

5 Be it enacted by the Legislature of Louisiana:

6 Section 1. R.S. 14:107.3(B) is hereby amended and reenacted and R.S. 14:107.3(I)  
7 is hereby enacted to read as follows:

8 §107.3. Criminal blighting of property

9 \* \* \*

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

16 \* \* \*

17 I. A municipality that receives a complaint alleging a violation of this  
18 Section shall investigate such complaint as practicable. If the complaint is found to

- 1        be credible, the municipality shall proceed with an administrative hearing pursuant  
2        to R.S. 13:2575 or 2576.
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### 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)]

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HB 512 Engrossed

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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(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(B); Adds R.S. 14:107.3(I))

### Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Administration of Criminal Justice to the original bill:

1.        Make technical changes.
2.        Restore provisions of present law relative to the definition of "blighted property".