

2026 Regular Session

HOUSE BILL NO. 816

BY REPRESENTATIVES GALLE, AMEDEE, BAYHAM, CARRIER, CREWS, DICKERSON, ECHOLS, EGAN, FIRMENT, HORTON, KNOX, LAFLEUR, MELERINE, OWEN, SAWYER, SCHAMERHORN, STAGNI, WILDER, AND WYBLE

MILITARY AFFAIRS: Prohibits foreign adversaries from acquiring or owning property near military installations

1 AN ACT

2 To enact Part I of Chapter 1-B of Title 9 of Code Title II of the Louisiana Revised Statutes

3 of 1950, to be comprised of R.S. 9:2717.1.1 through 2717.1.7, relative to immovable

4 property; to provide relative to foreign adversaries or persons connected with foreign

5 adversaries; to prohibit the acquisition of certain immovable property; to provide for

6 definitions; to provide for exceptions; to provide for civil actions; to provide for civil

7 penalties; to provide relative to the protection of ownership interests; to provide for

8 the duties of the attorney general; to provide for a limitation of liability; to provide

9 for applicability; and to provide for related matters.

10 Be it enacted by the Legislature of Louisiana:

11 Section 1. Part I of Chapter 1-B of Title 9 of Code Title II of the Louisiana Revised

12 Statutes of 1950, comprised of R.S. 9:2717.1.1 through 2717.1.7, is hereby enacted to read

13 as follows:

1           PART I. PROHIBITED OWNERSHIP BY FOREIGN ADVERSARIES

2           § 2717.1.1. Ownership of military-installation-adjacent lands by foreign adversaries

3                   restricted

4                   A. No foreign adversary or prohibited foreign actor shall directly or  
5                   indirectly own, acquire, lease, or otherwise obtain any interest in  
6                   military-installation-adjacent land.

7                   B. A prohibited foreign actor may sell or convey an ownership interest in  
8                   military-installation-adjacent land in this state.

9                   C. A person may conclusively rely upon an affidavit made by a person  
10                   intending to acquire or holding an interest in immovable property to the effect that  
11                   the person is not a foreign adversary or a prohibited foreign actor, and the  
12                   correctness of those facts may not be controverted against any person relying on the  
13                   affidavit, unless actual fraud by such person is proven. A person who gives a false  
14                   affidavit shall be responsible for any loss or damage suffered by any person whose  
15                   rights are adversely affected.

16           § 2717.1.2. Definitions

17                   For purposes of this Part, the following terms have the following meanings:

18                   (1) "Controlling interest" means possession of the power to direct or cause  
19                   the direction of the management or policies of a company, whether through  
20                   ownership of securities, by contract or otherwise. A person or entity that directly or  
21                   indirectly has the right to vote fifty percent or more of the voting interests of an  
22                   entity or is entitled to fifty percent or more of its profits is presumed to possess a  
23                   controlling interest.

24                   (2) "Foreign adversary" means a foreign nongovernmental person or foreign  
25                   government identified as a foreign adversary pursuant to 15 CFR 791.4 and  
26                   identified in the database maintained by the United States Department of the  
27                   Treasury, Office of Foreign Assets Control. This term does not include a person who  
28                   is a legal permanent resident with lawful presence in the United States.

1           (3) "Military installation" means any site that meets any of the following  
2           descriptions:

3           (a) Active Air Force ballistic missile fields.

4           (b) Air Force bases administering active Air Force ballistic missile fields.

5           (c) Air Force bases and major annexes of those bases containing a unit from  
6           the Air Force Air Combat Command.

7           (d) Air Force bases and major annexes of those bases containing an Air  
8           Force research laboratory or test unit and associated sites.

9           (e) Air Force bases and major annexes of those bases, and Space Force bases  
10          and major annexes of those bases containing a unit of the North American Aerospace  
11          Defense Command and its regions.

12          (f) Air Force bases, Air Force stations, Space Force bases, Space Force  
13          stations, and major annexes of those stations and bases that contain satellite,  
14          telemetry, tracking, or commanding systems.

15          (g) Army bases, ammunition plants, centers of excellence, major depots and  
16          arsenals, military terminals, research laboratories, and any related major annexes.

17          (h) Army combat training centers located in the continental United States.

18          (i) Headquarters of the Office of the Secretary of Defense, the Defense  
19          Advanced Research Projects Agency, and major offices and any related annexes.

20          (j) Long range radar sites and major annexes of sites described in this  
21          Paragraph.

22          (k) Major range and test facility base activities as defined in 10 U.S.C. 196.

23          (l) Marine Corps bases, air stations, and major annexes of these bases and  
24          stations, excluding detachments and recruit depots.

25          (m) Military ranges as defined in 10 U.S.C. 101(f)(1) or joint forces training  
26          centers.

27          (n) Naval bases and air stations including major support activities and  
28          annexes.

1           (o) Naval surface, air, and undersea warfare centers and research laboratories  
2           and major annexes of these centers and laboratories.

3           (p) Navy off-shore range complexes and off-shore operating areas.

4           (q) Any structure or enclosure that the presentation of a military  
5           identification issued by the Department of Defense to active duty service members  
6           is required to enter or access.

7           (4) "Military-installation-adjacent land" means immovable property within  
8           twenty-five miles of a military installation.

9           (5) "Prohibited foreign actor" means a corporation, limited liability  
10          company, pension or investment fund, trust, or limited partnership where a foreign  
11          adversary has a controlling interest.

12          §2717.1.3. Exceptions

13          The provisions of this Part do not apply to a person who might otherwise  
14          qualify as a prohibited foreign actor owning military-installation-adjacent lands  
15          under any of the following circumstances:

16          (1) The person is a natural person who is a United States citizen, regardless  
17          of whether the United States citizenship was acquired by birth or the United States  
18          citizenship was granted to a person after meeting the requirements established by the  
19          United States Congress in the Immigration and Nationality Act, 8 U.S.C. 1101 et seq.

20          (2) The person is a natural person who is not a United States citizen but is  
21          a permanent legal resident or is lawfully present in the United States by virtue of  
22          authorization by the United States Department of Homeland Security.

23          (3) The person is a juridical person, as defined in Civil Code Article 24, that  
24          is wholly owned by persons who qualify under Paragraphs (1) or (2) of this  
25          Subsection.

26          (4) The military-installation-adjacent land is immovable property purchased,  
27          leased, or otherwise acquired by a natural person that is used as a one-to-four family  
28          residential property.

1        §2717.1.4. Civil penalties; actions

2                A.(1) A prohibited foreign actor that violates the provisions of this Part is  
3        subject to a civil penalty of fifty thousand dollars and forfeiture if such entity does  
4        not divest itself of military-installation-adjacent land that is acquired in violation of  
5        this Part within one year after a judgment is entered in a civil action.

6                (2) Any civil penalty collected pursuant to this Section shall be paid to the  
7        attorney general to offset costs associated with enforcement of provisions contained  
8        in this Section.

9                B. A party to the contract to purchase, lease, or otherwise acquire immovable  
10       property may rescind the contract prior to the transfer of the immovable property if  
11       the party determines that a foreign adversary has an ownership interest that violates  
12       the provisions of this Part.

13               C. The attorney general may bring an action for injunctive relief in the name  
14       of the state against the foreign adversary or prohibited foreign actor to restrain and  
15       enjoin the sale or lease prior to the transfer of the immovable property or to restrain  
16       or enjoin the lease. The attorney general shall serve the petition for injunctive relief  
17       upon the parties to the transaction. Upon receipt of the petition, a party may rescind  
18       the contract to purchase, lease, or otherwise acquire immovable property pursuant  
19       to Subsection B of this Section. The attorney general shall file a notice of lis  
20       pendens in the mortgage records of the parish where the property is located no later  
21       than three business days after instituting the proceeding. The institution of the action  
22       and the filing of the notice of lis pendens shall have no effect on persons obtaining  
23       rights in the immovable property prior to the filing of the notice of the pending  
24       action.

25               D.(1) The attorney general may serve an investigative demand or subpoena  
26       for deposition testimony to any person who is believed to have information,  
27       documentary material, or physical evidence relevant to the alleged or suspected  
28       attempt to enter into, conspiracy to enter into, or entering into a contract to purchase,

1 lease, or otherwise acquire immovable property in this state if all of the following  
2 circumstances exist:

3 (a) The attorney general has evidence that a foreign adversary or a prohibited  
4 foreign actor is attempting to enter into, conspiring to enter into, or has entered into  
5 a contract to purchase, lease, or otherwise acquire immovable property in this state.

6 (b) The attorney general believes it to be in the public interest that an  
7 investigation should be made to ascertain whether a foreign adversary or a prohibited  
8 foreign actor in fact is attempting to enter into, conspiring to enter into, or has  
9 entered into a contract to purchase, lease, or otherwise acquire immovable property  
10 in this state.

11 (2)(a) Such investigative demand or subpoena for deposition testimony shall  
12 contain a description of the attempt to enter into, conspiracy to enter into, or entering  
13 into a contract to purchase, lease, or otherwise acquire immovable property in this  
14 state under investigation and shall require such person to furnish, under oath or  
15 otherwise, a report in writing setting forth the relevant facts and circumstances of  
16 which the person has knowledge, or to produce relevant documentary material or  
17 physical evidence for examination, at such reasonable time and place as may be  
18 stated in the investigative demand that is the subject matter of the investigation.  
19 Nonpublic personal information may be excluded from the report, deposition, or  
20 other testimony.

21 (b) Any subpoena for deposition testimony issued pursuant to this Section  
22 shall include a notice informing the prospective deponent of the deponent's right to  
23 counsel at the deposition with an opportunity for cross examination, and the  
24 deposition shall be conducted at the principal place of business, place of residence,  
25 domicile, or, if agreeable to the deponent, at some other place convenient to the  
26 attorney general and the deponent's attorney.

27 (c) Any deposition conducted pursuant to this Section shall be held at a  
28 reasonable time as may be stated in the investigative subpoena. At any time before  
29 the return date specified in the investigative demand or before the noticed deposition,

1 or within twenty days after the demand or deposition notice has been served,  
2 whichever is shorter, a petition stating good cause for a protective order to extend the  
3 return date or to modify or set aside the demand or deposition notice may be filed in  
4 the district court that has civil jurisdiction in the parish where the person served with  
5 the demand resides, is domiciled, or where his principal place of business is located.

6 (d) If no protective order from the court is secured and the written request  
7 by the attorney general is not complied with by the return date of the written request,  
8 the attorney general may apply to the court for an order compelling compliance with  
9 the investigative demand or deposition notice.

10 (e) If any person fails or refuses to file any statement, report, documentary  
11 material, or physical evidence or obey any investigative subpoena or demand issued  
12 by the attorney general, except as permitted by a protective order issued by an  
13 appropriate court, the attorney general may apply to the district court with civil  
14 jurisdiction in the parish where the person served with the demand or subpoena  
15 resides, is domiciled, or where his principal place of business is located for a rule to  
16 show cause regarding why an order compelling compliance should not be issued.

17 (f) Any disobedience of an order compelling compliance pursuant to this  
18 Section by a court shall be punished as a contempt of court.

19 E. Service of any demand, subpoena, or petition shall be made in the manner  
20 provided by law.

21 F. Any immovable property acquired by a foreign adversary or a prohibited  
22 foreign actor is subject to divestiture or civil forfeiture to the state.

23 G. The attorney general may use all other procedures and authority for  
24 investigation, supervision, and conduct of actions on behalf of the state as provided  
25 by law to enforce the provisions of this Part.

26 H. A court that the attorney general has petitioned may issue any additional  
27 orders or render judgments against the foreign adversary or the prohibited foreign  
28 actor as may be necessary to protect the public. Such orders shall include but not be  
29 limited to any of the following:

1           (1) Revocation, forfeiture, or suspension of any license, charter, franchise,  
2           certificate, or other evidence of authority of any person to do business in the state.

3           (2) Appointment of a receiver.

4           (3) Dissolution of domestic corporations or associations.

5           (4) Suspension or termination of the right of foreign corporations or  
6           associations to do business in this state.

7           (5) Restitution to compensate any person who did not knowingly enter into  
8           a transaction with the foreign adversary or a prohibited foreign actor for any loss,  
9           expenses, court costs, or attorney fees which may have been incurred because of the  
10          sale being void or enjoined.

11          (6) Civil forfeiture of any immovable property acquired by the foreign  
12          adversary or the prohibited foreign actor in accordance with this Section.

13          I.(1) If, after examining the evidence, the attorney general concludes that a  
14          violation of this Part has occurred, the attorney general may order the foreign  
15          adversary or prohibited foreign actor to divest himself of all interests in the land  
16          within ninety days after service of the order upon the foreign adversary or prohibited  
17          foreign actor.

18          (2) The order of divestiture described in Paragraph (1) of this Subsection  
19          shall be served personally or by certified mail.

20          J.(1) If the holder of the interest that is ordered to be divested disputes the  
21          determination of the attorney general that a violation of this Part occurred, the holder  
22          may submit a written request to the attorney general for a judicial determination.

23          (2) The written request described in Paragraph (1) of this Subsection shall  
24          be delivered to the attorney general within sixty days after service of the order of  
25          divestiture. If no written request is received within this time, the determination of  
26          the attorney general shall become final.

27          (3) A foreign adversary, prohibited foreign actor, or any holder of interest  
28          may seek judicial review after the final determination of the attorney general.

1           (4) Any appeal from the final determination of the attorney general shall be  
2           in accordance with the Administrative Procedure Act.

3           K.(1) If the foreign adversary or prohibited foreign actor fails to divest  
4           himself of all interests pursuant to Paragraph (I)(1) of this Section or if a holder of  
5           the interest submits a written request pursuant to Subsection J of this Section, the  
6           attorney general may bring an action to divest the interest.

7           (2) The attorney general may initiate a civil action pursuant to this Section  
8           in either the parish of East Baton Rouge or a parish where a portion of the  
9           immovable property is located.

10          (3) The attorney general shall record in the public mortgage records of the  
11          parish clerk of court of each parish where any portion of the immovable property is  
12          located a notice of pendency of the action pursuant to Chapter 4 of Code Title II of  
13          Book VII of the Code of Civil Procedure.

14          L. If the holder of the interest in immovable property has submitted a written  
15          request pursuant to Subsection J of this Section, the court shall conduct an  
16          evidentiary hearing to determine, by a preponderance of the evidence, if a violation  
17          of this Part occurred prior to taking any other action. If the court determines that  
18          there has been no violation, the court shall dismiss the action and expunge the notice  
19          of pending action.

20          M.(1) If a court of competent jurisdiction determines that a violation of this  
21          Part has occurred, the court shall order the sheriff in the parish where the immovable  
22          property is located to sell the immovable property in the same manner as a judicial  
23          sale in accordance with the requirements of Chapter 3 of Code Title VII of Book III  
24          of the Code of Civil Procedure.

25          (2) The court shall order that the price of the sale is no less than the sum of  
26          all of the following:

27          (a) Ad valorem taxes and other liens payable to a political subdivision of the  
28          state that are due or past due and attributable to the property.

1           (b) Indebtedness, including interests, penalties, attorney fees, court costs, and  
2           other expenses, secured by a conventional mortgage on the property or any portion  
3           of the property.

4           (c) Indebtedness, including interest, penalties, attorney fees, and court costs,  
5           secured by a judicial or legal mortgage on the property.

6           (d) Indebtedness, including interest, penalties, attorney fees, and court costs,  
7           secured by a lien or privilege on the property.

8           (e) Commissions due to a real estate broker or real estate agent.

9           (f) Costs related to the perfection of the sale.

10           (2) After satisfaction of all mortgages, liens, privileges, and other  
11           encumbrances of the property and payment of all persons providing services in  
12           connection with the transfer of the property, sheriff's fees, and credits to the  
13           purchaser relating to tax and other customary prorations, the remaining proceeds of  
14           the sale shall be considered a civil asset forfeiture and the money shall be paid to the  
15           Department of Justice.

16           §2717.1.5. Protection of ownership interests

17           A. All forfeitures or dispositions under this Part shall be made with due  
18           provisions for the rights of any person who did not knowingly enter into a transaction  
19           with the foreign adversary or the prohibited foreign actor.

20           B. No mortgage, lien, privilege, or other security interest recognized under  
21           the laws of this state and no ownership interest in indivision, lease, servitude,  
22           usufruct, right of use, bond for deed, or other real right shall be affected by the  
23           forfeiture, seizure, or divestiture provisions of this Part.

24           C. No forfeiture or disposition pursuant to this Part shall affect the rights of  
25           any person who did not knowingly enter into a transaction with the foreign adversary  
26           or a prohibited foreign actor.

27           D. The attorney general shall, within three business days of instituting any  
28           action pursuant to this Part, file a copy of the petition or other pleading instituting

1 the action in the mortgage records of the parish where any related immovable  
2 property is situated.

3 E. The attorney general shall provide notice of pending forfeiture, seizure,  
4 or divestiture to the holder of each mortgage, lien, or security interest in the same  
5 manner as provided in R.S. 14:90.1 or R.S. 40:2608.

6 F. The attorney general shall provide notice of pending forfeiture, seizure,  
7 or divestiture to the holder of any interest in the immovable property being seized.

8 G. The attorney general may cause the cancellation of the petition or other  
9 pleading from the mortgage records no later than three business days after judgment  
10 is rendered or after a request for cancellation is made by any interested party seeking  
11 to transfer the property to a person other than a foreign adversary or a prohibited  
12 foreign actor. If the petition or other pleading relates to a property interest vested in  
13 a foreign adversary or a prohibited foreign actor, the attorney general may petition  
14 the court for an order requiring that the proceeds of the sale attributable to the  
15 property interest of the foreign adversary or a prohibited foreign actor be deposited  
16 in the registry of the court where the proceeding is pending after the deduction of  
17 payments to mortgagees, lienholders, person providing services in connection with  
18 the transfer of the property, and credits to the purchaser relating to tax and other  
19 customary prorations.

20 §2717.1.6. Limitation of liability for failure to identify a foreign adversary or  
21 prohibited foreign actor

22 No attorney, title insurer, title insurance producer, title insurance agency  
23 producer, lender, mortgage servicer, notary public, real estate agent, real estate  
24 broker, seller, or lessor, or any of their directors, officers, or employees, are required  
25 to make any investigation as to whether a party to a transaction involving immovable  
26 property is a foreign adversary or prohibited foreign actor, nor is any such person  
27 liable for failing to identify that a party to a transaction involving immovable  
28 property is a foreign adversary or prohibited foreign actor.

1        §2717.1.7. Applicability

2                Except as otherwise provided in this Part, the provisions contained in this  
3        Part apply only to immovable property acquired by a foreign adversary or prohibited  
4        foreign actor on or after August 1, 2026. If a foreign adversary or prohibited foreign  
5        actor acquires immovable property despite the prohibitions contained in this Part, the  
6        property shall be subject to forfeiture only during the period in which the foreign  
7        adversary or prohibited foreign actor owns the property. Rights in immovable  
8        property shall not be void or voidable because the property or right in that property  
9        was previously held by a foreign adversary or prohibited foreign actor.

## 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 816 Reengrossed

2026 Regular Session

Galle

**Abstract:** Prohibits foreign adversaries from acquiring or owning property near military installations.

Proposed law prohibits any foreign adversary or prohibited foreign actor from directly or indirectly owning, acquiring, leasing, or otherwise obtaining any interest in military-installation-adjacent land and permits a prohibited foreign actor to sell or convey an ownership interest in military-installation-adjacent land in this state.

Proposed law provides for reliance based upon affidavits made by a person intending to acquire or holding an interest in immovable property to the effect that the person is not a foreign adversary or a prohibited foreign actor.

Proposed law defines the terms "controlling interest", "foreign adversary", "military installation", "military-installation-adjacent land" and "prohibited foreign actor".

Proposed law provides for exceptions.

Proposed law provides for procedures, guidelines, and the duties of the attorney general relative to civil actions, civil penalties, and protection of ownership interests.

Proposed law provides for a limitation of liability.

Proposed law applies only to immovable property acquired by a foreign adversary or prohibited foreign actor on or after Aug. 1, 2026.

(Adds R.S. 9:2717.1.1-2717.1.7)

Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Judiciary to the original bill:

1. Make a technical change to correct a citation of federal law.