

2026 Regular Session

HOUSE BILL NO. 990

BY REPRESENTATIVE LYONS

1 AN ACT

2 To amend and reenact R.S. 33:4887(A), (B)(introductory paragraph), (C), (D), and
3 (E)(1)(introductory paragraph), relative to privileges against multifamily residential
4 properties; to grant parishes, sewerage districts, and waterworks districts a privilege
5 against such properties for certain unpaid service charges or user fees; to provide a
6 time period for a written demand for the payment of such service charges or user
7 fees; to provide relative to procedures for securing a privilege; and to provide for
8 related matters.

9 Be it enacted by the Legislature of Louisiana:

10 Section 1. R.S. 33:4887(A), (B)(introductory paragraph), (C), (D), and
11 (E)(1)(introductory paragraph) are hereby amended and reenacted to read as follows:

12 §4887. ~~Municipal powers; demand; sworn detailed statement~~ Parishes,
13 municipalities, sewerage districts, and waterworks districts; privileges; sewer
14 and water service charges or user fees

15 A. ~~The governing authority of a municipality~~ Parishes, municipalities,
16 sewerage districts, and waterworks districts shall have a privilege against a
17 multifamily residential property for the amount of any unpaid service charge or user

1 fee for sewage disposal or water system services ~~the municipality provides that they~~
 2 provide. The privilege shall apply only to multifamily residential property that uses
 3 a master meter service agreement in which a single water meter or collection of
 4 meters measures the total water or sewage services usage for the entire property or
 5 multiple units within a development. For purposes of this Section, multifamily
 6 residential property shall mean immovable property consisting of more than four
 7 dwelling units occupied by persons other than the owner of the immovable property.

8 B. When an owner of a multifamily residential property with a master meter
 9 service agreement fails to pay the service charge or user fee for the sewage disposal
 10 or water system services, a ~~municipal governing authority~~ parish, municipality,
 11 sewerage district, or waterworks district seeking to collect the past due amounts
 12 owed shall make written demand by any of the following:

13 * * *

14 C.(1) The owner shall have thirty days after the written demand to deliver
 15 payment for the amount owed to the ~~municipal governing authority~~ parish,
 16 municipality, sewerage district, or waterworks district.

17 (2) The ~~municipal governing authority~~ parish, municipality, sewerage
 18 district, or waterworks district shall apply any sums paid by the owner following
 19 delivery of the written demand to the balance owed.

20 (3) After expiration of the thirty-day period, the ~~municipal governing~~
 21 authority parish, municipality, sewerage district, or waterworks district may file a
 22 sworn detailed statement of privilege in accordance with this Section.

23 D. Upon the filing of a sworn detailed statement of privilege, the ~~municipal~~
 24 governing authority parish, municipality, sewerage district, or waterworks district
 25 shall have a privilege upon the multifamily residential property. The privilege shall
 26 secure unpaid service charges, user fees, together with interest thereon at the legal
 27 interest rate from the date due.

