

Regular Session, 2014

HOUSE BILL NO. 1001

BY REPRESENTATIVE WESLEY BISHOP

1 AN ACT

2 To enact Chapter 13-A of Title 33 of the Louisiana Revised Statutes of 1950, to be  
3 comprised of R.S. 33:4720.11, relative to the city of New Orleans; to require the city  
4 to sell certain properties in the Lower Ninth Ward for a specified price under certain  
5 circumstances; to provide for conditions and limitations; to require rules and  
6 regulations; to provide for the duration of the requirement; and to provide for related  
7 matters.

8 Be it enacted by the Legislature of Louisiana:

9 Section 1. This Act shall be known as the "Lower Ninth Ward Redevelopment Act".

10 Section 2. Chapter 13-A of Title 33 of the Louisiana Revised Statutes of 1950,  
11 comprised of R.S. 33:4720.11, is hereby enacted to read as follows:

12 CHAPTER 13-A. SALE OF PROPERTY

13 §4720.11. Sale of property in the Lower Ninth Ward

14 A.(1) Pursuant to Article VII, Section 14(B)(13) of the Constitution of  
15 Louisiana, the city of New Orleans shall sell vacant lots that are located in the Lower  
16 Ninth Ward and that were acquired prior to January 1, 2015, through the Louisiana  
17 Road Home program and that are either owned by the New Orleans Redevelopment  
18 Authority or the authority has been tasked with management and disposition of the  
19 property for one hundred dollars per abandoned parcel. For purposes of this Section,  
20 the Lower Ninth Ward is that area of Orleans Parish bounded by Jourdan Avenue,  
21 Florida Avenue, the Orleans Parish-St. Bernard Parish line, and the Mississippi  
22 River.

1           (2) Property shall be sold pursuant to this Section only to a purchaser who  
2           meets one of the following criteria, and property shall be made available to such a  
3           purchaser in accordance with the following priorities:

4           (a) He is qualified under the Lot Next Door program, which authorizes the  
5           sale of property to adjacent property owners and agrees to retain and maintain the  
6           property for not less than five years. The first opportunity to purchase lots shall be  
7           open to persons who qualify as purchasers pursuant to this Subparagraph.

8           (b) He leases residential property in the Lower Ninth Ward and has resided  
9           at that property for at least eighteen months on the effective date of this Section, and  
10          he agrees to retain and maintain the property for not less than five years. The second  
11          opportunity to purchase lots shall be open to persons who qualify as purchasers  
12          pursuant to this Subparagraph.

13          (c) He is a veteran of the United States armed forces, he is employed as an  
14          emergency responder, including police officer, firefighter, or paramedic, he is a  
15          teacher or a former teacher, or he is a former resident of the Lower Ninth Ward. The  
16          third opportunity to purchase lots shall be open to persons who qualify as purchasers  
17          pursuant to this Subparagraph.

18          (d) He agrees to build a residence on the property and to reside at that  
19          residence for not less than five years from the date that construction is complete and  
20          an occupancy license is issued. The fourth opportunity to purchase lots shall be open  
21          to persons who qualify as purchasers pursuant to this Subparagraph.

22          (3) Property shall not be sold pursuant to this Section to a developer or a  
23          corporate entity nor to any person with an active code enforcement violation or with  
24          outstanding tax liens against any property he owns.

25          (4) The governing authority of the city of New Orleans, in consultation with  
26          the state representative from House District No. 99 and the state senator from Senate  
27          District No. 3, shall establish rules and regulations necessary to implement the  
28          provisions of this Section. Such rules and regulations shall include provisions for  
29          the following:

1                   (a) The reversion of ownership to the city of any property sold pursuant to  
2                   this Section if the purchaser fails to meet the obligations established by this Section  
3                   or any rule or regulation adopted pursuant to this Paragraph.

4                   (b) Appropriate time periods during which properties will be available to  
5                   purchasers pursuant to the priorities established in Subparagraphs (2)(a) through (d)  
6                   of this Subsection

7                   B. The provisions of this Section cease to be effective ten years after the  
8                   effective date of this Section.

9                   Section 3. This Act shall take effect and become operative if and when the Act  
10                  which originated as House Bill No. 489 of this 2014 Regular Session of the Legislature is  
11                  enacted and becomes effective.

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SPEAKER OF THE HOUSE OF REPRESENTATIVES

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PRESIDENT OF THE SENATE

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GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: \_\_\_\_\_