

ACT No. 184

2024 Regular Session

HOUSE BILL NO. 23

BY REPRESENTATIVE MELERINE

1 AN ACT

2 To amend and reenact Civil Code Article 781, relative to building restrictions; to provide for
3 a noticeable violation of building restrictions; to provide for a definition; and to
4 provide for related matters.

5 Be it enacted by the Legislature of Louisiana:

6 Section 1. Civil Code Article 781 is hereby amended and reenacted to read as
7 follows:

8 Art. 781. Termination; liberative prescription.

9 No action for injunction or for damages on account of the violation of a
10 building restriction may be brought after two years from the commencement of a
11 noticeable violation. A violation is noticeable when an apparent activity has
12 occurred on the immovable in violation of the building restriction. The recordation
13 of an instrument that provides for a violation of the building restriction does not
14 constitute a noticeable violation. After the lapse of this period, the immovable on
15 which the violation occurred is freed of the restriction that has been violated.

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____