



2025 Louisiana End of Legislative Session Report

Community Associations Institute (CAI) advocates across Louisiana spent the 2025 legislative session advocating on behalf of the [approximately 168,000 Louisianians living in 66,600 homes in nearly 3,000 community associations](#) across the state. Louisiana's 2025 legislative session began on April 14 and concluded on June 12. This session, CAI actively monitored 20 bills that either directly or indirectly affected community associations. Below is a brief overview:

HB 343 - SEIZURES/SALES: PROVIDES RELATIVE TO CONDOMINIUM ASSOCIATIONS

CAI [monitored](#) this legislation, which proposes an essential and necessary clarification to the homestead exemption, specifically as it relates to unpaid or accelerated condo assessments. HB 343 helps ensure that associations have the legal ability to pursue recovery of those dues, even in cases where homestead protections might have previously hindered action. It brings parity to the treatment of assessments alongside other obligations like mortgages or taxes while continuing to respect due process. This bill offers a balanced, community-focused solution that reinforces fairness and accountability for all homeowners.

The financial viability of any community association ultimately depends on its ability to collect assessments to meet continuing expenses. Governing documents include language that each owner, by acceptance of deed or other conveyance of property is deemed to covenant and agree to pay to the association the annual assessments. This obligation to pay assessments is vital to the community association's viability and integrity, and boards of directors (boards) have a fiduciary obligation to ensure the timely collection of assessments. Boards use these assessments to maintain common areas, buildings and amenities, to support the overall administration of the association, and to provide community services to owners. The overall health and welfare of the association is wholly dependent on timely collection of owners' assessments.

Per its [public policy](#) on Effective Collection of Community Association Assessments, CAI encourages the creation and continuation of effective methods to ensure efficient, economic, and successful association collection procedures. CAI opposes the enactment of overreaching governmental limitations on effective collection of assessments, fees, and other charges of community associations. CAI supports laws that strengthen such collection methods, provided collection methods are undertaken in a fair and reasonable manner.



Status: Vetoed by the Governor.

HB 56 – CIVIL/LAW: PROVIDES RELATIVE TO THE FREEDOM TO DISPLAY THE FLAG OF THE UNITED STATES

CAI [monitored](#) this legislation, which prohibits a planned community, condominium association, or lessor from adopting or enforcing any provision outlawing or restricting an individual from displaying a removable, portable flag of the United States. Under this legislation, a planned community, condominium association, or lessor may adopt or enforce reasonable provisions as to the size, time, place, and manner of displaying the flag of the United States. CAI supports proposals that strike any restrictive covenant in a deed, homeowners association documents, rental agreement, or leaser contract that may preclude the display of one portable, removable United States flag on the property.

As per its [public policy](#) on Display of the American Flag, CAI strongly supports the elimination of community association restrictions that prohibit the display of a reasonably sized flagpole and a reasonably sized, removable American flag from a resident's exclusive use or limited common element areas, so long as the flag is displayed in accordance with the Federal Flag Code, as amended. CAI further believes that community associations—not a state law—are best suited to determine the appropriate size, placement, and installation of a flagpole.

Status: Signed by the Governor. Becomes Act No. 224. Effective date: 08/01/2025.

SB 63 - PRIVILEGES/LIENS: PROVIDES FOR A PRIVILEGE BY MUNICIPALITIES AGAINST MULTIFAMILY RESIDENTIAL PROPERTIES FOR UNPAID SEWAGE DISPOSAL AND WATER SYSTEM SERVICE CHARGES OR USER FEES.

CAI [monitored](#) this legislation, which expands the powers of municipalities under the law to provide that the governing authority of a municipality shall have a privilege against a multifamily residential property for the amount of any unpaid service charge or user fee for sewage disposal services or water system services the municipality provides. Under this legislation, this privilege applies only to multifamily residential property that uses a master meter service agreement in which a single water meter or collection of meters measures the total water or sewage services usage for the entire property or multiple units within a development, including an apartment or condominium complex.

Status: Signed by the Governor. Becomes Act No. 99. Effective date 8/1/2025.



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CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

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Track LA Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Louisiana. To support their efforts, visit caionline.org/lacdonate and select “Issues Advancement Fund.”

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

CAI LA Contact Information:

Contact government@caionline.org for more information.