Lafayette Consolidated Government

Adjudicated Property Program-Public Meeting

November 4, 2026

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Current Program and Challenges

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Adjudicated Property

Adjudicated property was **tax delinquent and failed to sell at tax sale.**

- Most often:
  - Abandoned
  - Blighted
  - Empty/Vacant lot

Adjudicated Stats *(as of June 2026)*

Current Stats: 1,330 Adjudicated Properties

- **185** Total Applications In Process
- Applications in Various Stages:
  - Application Approved No Affidavit
  - Under Review by LCG Staff
  - Applications and affidavits submitted and **ready for Council approval** with current process (5 to 6 of these)

Since 2018-2026

- 175 - Adjoining Property Owners [128 - Acts of Sale Issued]
- 101 - Donations [31 - Acts of Donation Issued]
- 39 - Public Bids [14 - Acts of Sale Issued]
- 6 - LCG
- 53 - Arm's Length
- **374 – TOTAL Properties**
  - 173 out of 374 - Acts of Sale/Donation issued or 46%
  - 374 out of the 1330 or 28%

Non Profit Adjudication:

- Out of 116 properties, **only 30 or 26% completed** their renovation plans (25 of these were Habitat for Humanity)
- Out of 116 properties, **43 or 37% have never been transferred** into the non-profit's ownership.
- Many of the non-profits are **nonoperational**.
- Most do not have the funds to do notice work and/or finalize their plans for the property.

*Note: Just because Council(s) issued a resolution or ordinance, and an act of sale or donation was issued, **does not mean that the property was ever recorded** with the Clerk of Court, LUS, and Sheriff's Department, and therefore is not in ownership of the applicant.*

LCG Application Requirements

Current LCG requirements to acquire property:

1. **Apply** through Lafayette Consolidated Government's website MGO or in person, and
2. Provide proof (via an Affidavit) that you **cared for the property** for at least one year prior to applying, and
3. **Be a non tax debtor** (via an Affidavit) - *for adjoining property only*, and
4. Property has been considered adjudicated for the **past three years**.

Identified Problems

1. **Limited** LCG Staff Capacity.
2. **Complicated and costly** legal and procedural requirements involved.
3. **Significant backlog** of adjudicated properties that remain in limbo.
   - Ordinances or resolutions may have already been passed, preventing others from applying for the same properties.
4. Donations of adjudicated properties to non-profit organizations:
   - Many **do not begin or complete** the required notice work after ordinances are passed.
   - **Fail to maintain** properties once transferred.
   - **Do not follow through** with planned renovations.

Identified Problems

5. The Acquirer **expends no dollars** to start the process. The Notice Work costs money, and is a mandatory part of the process.
   - This creates a natural pause in the process that in many cases has **created a complete stall**.
   - This also **prevents** another applicant from pursuing the same property.
6. Acquirer **must conduct notice work** in exchange for property.
   - Legal intent of notice work being to allow **tax debtor** to **REDEEM and stop transfer**.
   - The LCG process has no mechanism by which interested acquirer can recoup costs if property redeemed. This can result in **spending money, but not receiving property**.

Identified Problems – Notice Work

- LCG's current program involves **extensive work for LCG staff** and Council (decisions) before the notice work even begins.
- Once Council approval obtained, the interested acquirer should proceed to the mandatory notice work.
- Most acquirers **do not proceed with notice work**.
- Costs Associated with the Notice
  - **No established mechanism** for the acquirer conducting the title work and sending the notices **to recoup their costs** if redeemed.
  - Does not incentivize well-done notice work.

Proposed Program and Process Improvements

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Summary of Recommendations

1) Revocation or Default Properties – **Require Reapplication**
2) Local Municipalities – **Transfer via La. R.S. 47:2207 or Quit Claim** of the adjudicated interest
3) Redevelopment Authority (LEDA) – **Transfer via Donation, key properties for commercial redevelopment**
4) **Amendments** to Current Ordinance *(this also allows revisions due to new laws: 2024 ACT 774 / 2025 ACT 411)*
   - Ordinance will also allow new legal options (i.e. conversion of adjudicated property to a lien for subsequent foreclosure).

Summary of Recommendations

5) **Require interested acquirer to advance a portion of the administrative costs**
   - Ensures that required notice work will occur
   - Avoids delays after LCG staff and Council effort expended.
   - Signifies real commitment by interested acquirer and ability to care for property

Summary of Recommendations

6) **Establish mechanism for recoupment of notice work costs**
   - Avoids monetary penalty that results when well done (and costly) notice efforts are successful
   - If costs for notice work are added to statutory impositions, then interested acquirer that now gets no property can be reimbursed for notice work (no property but no money expended).
   - Via affidavit of costs (cannot exceed $500.00) LA RS 47:2156(D)

Summary of Recommendations

7) **Require auction with low minimum bids**
   - In-person auction rather than online encourages local purchases.
   - Even if the only bidder is the initiator of the auction, the *possibility* of more bidders remains.
   - Purchases for highest bid eliminates need for staff decisions and ensures consistency.

Lafayette Program Priorities

Gentrification Concerns

- **Redemption**
- Require **in person** auction
- Provide **monthly report** to Administration and Council on buyers to track trends
- Identify **Hierarchy Applicants** at **Application Process**
  1. **First Come - First Serve** Applicant or
  2. Allow Adjoining-Lot Next Door/Coterie/Zip Code Residents to purchase in preference over any other non-governmental applicants.

Lafayette Program Priorities

Hierarchy Applicants at Application

(Based on First Come First Served and paid Administrative Fee)

- **Adjoining Property Owners**
  - Touching land
  - Maintain property for at least one year
  - No auction
  - Buy for minimum bid
- **If Competing** Adjoining Property Owners
  - Bid against each other only
- Residents within a **Coterie boundary**
  - No auction
  - Buy for minimum bid
- Residents within adjudicated property **Zip Code**
  - No auction
  - Buy for minimum bid
- **All Other Applicants**
  - Any Qualified/Good Standing Non-Profit Organizations
  - Anyone Outside adjudicated Zip Codes

Lafayette Program Priorities

Interested Acquirer's Intent of Property

- Priority - **Home Ownership**
- Other Intent
  - Economic Investment
  - Green Space
  - Rental

Partnership

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Next Steps for Implementation

E & P Consulting – no cost to LCG

- Handles the **application, offer to bid, and notice work** for $1,200. (*$1,000 is charged to interested acquirer to initiate process).*
- No subjective considerations take place in calculating minimum bid – the minimum bid shall be the lower of 2/3 assessed value or statutory impositions.
- Communicate minimum bid to interested acquirer.
  - Interested Acquirer Rejects the minimum bid = refund administrative fee
  - Interested Acquirer Accepts the minimum bid = move forward with notice work
  - Property Redeemed or Auction Held by LCG, as applicable
  - Prepare ordinance/resolution for Council for specific property(ies)
  - Closing occurs – Non-Warranty Deed + Mortgage Record Affidavit
  - Acquirer pays remaining $200 admin fee + court filing fees for docs + property costs
  - Check to tax collectors for each property sold when docs filed
- Official publication is covered by LCG

E & P Consulting Services

- Will ensure **Local attorneys** interested in curative work can be listed on website and provided by staff.
- Provides **Educational Heirship Program + Free CLE** for local attorneys emphasizing goals of redemption and prevention
- **Tracks** number of properties sold and dollars expended back to tax collectors.
- **Administrative reports** provided to Administration and Council.

Moving Forward - Beginning in 2026

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Tax Lien Sale – New in 2026

- **No newly created adjudicated property**
- 2026 auction was for a tax lien certificate
- Tax lien certificates that are purchased **must be foreclosed** on by purchaser if they are not extinguished (redeemed) by the tax debtor or they prescribe (go away/disappear) after year 7
  - Can't start foreclosure efforts until after year 3
- If **not sold at auction** = "no bid" tax lien certificates held by government.
  - These do not prescribe while held by the government.
  - LCG can sell or donate no bid tax lien certificates that it holds
- **Recommendation:**
  - Because nothing can occur until year 3, recommend waiting until closer to then to transfer.
  - However, LCG could consider transfer some and/or all current adjudicated properties to this process.

Questions and Public Feedback?



For more information, call E & P Consulting

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