

SENATE BILL NO. 120

BY SENATOR MURRAY

1 AN ACT

2 To amend and reenact the heading of Part V of Chapter 16 of Title 25 of the Louisiana  
3 Revised Statutes of 1950, and R.S. 25:796, 797(A)(5) and (B), 798(1) and (3),  
4 799(A)(1), (B), (C)(1)(b), (g), (j), and (k), (D)(2)(b), (F), (I), and (K)(2) and to repeal  
5 R.S. 25:799(J)(3), relative to the French Quarter-Marigny Historic Area Management  
6 District; to provide relative to the name, boundaries, purpose, powers, governance,  
7 and funding of the district; to remove authority for special ad valorem tax and parcel  
8 fee; to provide for the creation of subdistricts; and to provide for related matters.

9 Notice of intention to introduce this Act has been published.

10 Be it enacted by the Legislature of Louisiana:

11 Section 1. The heading of Part V of Chapter 16 of Title 25 of the Louisiana Revised  
12 Statutes of 1950, and R.S. 25:796, 797(A)(5) and (B), 798(1) and (3), 799(A)(1), (B),  
13 (C)(1)(b), (g), (j), and (k), (D)(2)(b), (F), (I), and (K)(2) are hereby amended and reenacted  
14 to read as follows:

15 PART V. FRENCH QUARTER ~~MARIGNY HISTORIC AREA~~

16 MANAGEMENT DISTRICT

17 §796. Short title

18 This Part shall be referred to as the "French Quarter ~~Marigny Historic Area~~  
19 Management District."

20 §797. Findings; declaration of necessity; and purpose

21 A. The legislature finds that:

22 \* \* \*

23 (5) Although the city of New Orleans increased its funding of sanitation and  
24 public safety services in the French Quarter ~~and Marigny Triangle~~ post-Katrina, the  
25 city's resources are limited and must be divided city-wide among its many  
26 neighborhoods destroyed by Hurricane Katrina. Therefore, to protect and improve  
27 Louisiana's tourism industry and economy and to preserve public health, safety, and

1 welfare, it is necessary and essential for the state to assist in revitalizing New  
 2 Orleans' flagging tourism industry by creating and funding, subject to appropriations,  
 3 an historic area management district to respond to post-Katrina dynamics that is  
 4 composed of the state's most historic district, the French Quarter, ~~and a section of its~~  
 5 ~~third most historic district, the Faubourg Marigny.~~

6 B. Purpose. The purpose of the district shall be to strengthen the district as  
 7 a National Historic Landmark, a historic residential district, and a vital  
 8 component of Louisiana's tourism industry by investing and reinvesting public funds  
 9 in the district to aid in the preservation of the district's architecture, quaint charm,  
 10 and tout ensemble, to beautify its appearance, to improve public safety, to foster  
 11 quality experiences and quality of life within its boundaries, and to improve  
 12 commercial and residential vitality; thereby vastly increasing the quantity of the  
 13 district's local, national, and international visitors and full-time residents, as well as  
 14 to protect and improve the tourism industry and to promote economic development  
 15 throughout the state.

16 §798. Definitions

17 As used in this Part, unless the context requires otherwise, the following  
18 terms shall have the following meaning:

19 (1) "Board" means the board of commissioners of the French Quarter =  
20 ~~Marigny Historic Area~~ Management District.

21 \* \* \*

22 (3) "District" means the French Quarter ~~Marigny Historic Area~~ Management  
23 District.

24 §799. Creation of the French Quarter ~~Marigny Historic Area~~ Management District

25 A. Creation. (1) There is hereby created within the city of New Orleans a  
 26 body politic and corporate which shall be known as the French Quarter ~~Marigny~~  
 27 ~~Historic Area~~ Management District. The district shall be a political subdivision of  
 28 the state, as defined in the Constitution of Louisiana, to exist until June 30, 2014  
 29 2021, unless such date is extended by law.

30 \* \* \*

1                   B. Boundaries. The district shall be comprised of the area of the city of New  
 2                   Orleans lying within the following boundaries: the Mississippi River, the center line  
 3                   of Canal Street, the rear property line of the properties fronting on the lake side of  
 4                   North Rampart Street, the rear property line of the properties fronting on the  
 5                   downriver side of Esplanade Avenue, ~~the rear property line of the properties fronting~~  
 6                   ~~on the lake side of Royal Street, the rear property line of the properties fronting on~~  
 7                   ~~the upriver side of Touro Street, the rear property line of the properties fronting on~~  
 8                   ~~the lake side of North Rampart Street, and the center line of Elysian Fields Avenue~~  
 9                   to the Mississippi River.

10                   C. Governance. (1) The district shall be governed by a board of  
 11                   commissioners consisting of thirteen members as follows:

12   \*       \*       \*

13                   (b) One person who is ~~either domiciled, owns or operates a business, or~~  
 14                   ~~employed full-time, and a qualified elector~~ in the district, appointed by the Vieux  
 15                   Carre Property Owners, Residents and Associates, Inc.

16   \*       \*       \*

17                   (g) One person who is either employed full-time, or owns or operates a  
 18                   business, in the district, appointed by the ~~Bourbon Street Merchants Association.~~

19                   **Bourbon Business Alliance.**

20   \*       \*       \*

21                   (j) One person who is domiciled, ~~owns or operates a business located, or is~~  
 22                   ~~employed full-time, and a qualified elector~~ in the district, appointed by the French  
 23                   Quarter Citizens, Inc.

24                   (k) One person who is domiciled, ~~owns or operates a business, or is employed~~  
 25                   ~~full-time, and a qualified elector~~ in the district, appointed by the Faubourg Marigny  
 26                   Improvement Association, Inc. **North Rampart Main Street, Inc.**

27   \*       \*       \*

28                   D.   \*       \*       \*

29   \*       \*       \*

30                   (2) Notwithstanding any power or authority granted elsewhere in this Part,

1 the board shall have no power or authority:

2 \* \* \*

3 (b) Related to creating bond indebtedness, exercising eminent domain,  
4 zoning, regulating historic preservation or land use, permitting, or prosecuting or  
5 citing violations. Notwithstanding the foregoing, the board shall have the power and  
6 authority to **prosecute an adjudication and to** cite violations if the governing  
7 authority of the city of New Orleans delegates such power and authority to the board.

8 \* \* \*

9 F. Funding. The board may apply for, contract for, receive, and expend for  
10 its purposes any appropriation or grant from the state, its political subdivisions, the  
11 federal government, or any other public or private source. ~~However, the board shall~~  
12 ~~use the proceeds of a tax or parcel fee authorized by Subsection I of this Section~~  
13 ~~solely for the purposes described in that Subsection.~~

14 \* \* \*

15 ~~I. Taxing authority. (1) The governing authority of the city of New Orleans~~  
16 ~~is hereby authorized to levy and collect annually a special ad valorem tax or parcel~~  
17 ~~fee described in this Subsection on each parcel located in the district subject to and~~  
18 ~~in accordance with the provisions of this Subsection.~~

19 ~~(2) The amount of the annual tax or parcel fee shall be as follows, based on~~  
20 ~~the classification of the parcel:~~

21 ~~(a) For each Tier One Parcel, a flat parcel fee of one hundred eighty-five~~  
22 ~~dollars per year.~~

23 ~~(b) For each Tier Two Parcel, a flat parcel fee of three hundred ninety-five~~  
24 ~~dollars per year.~~

25 ~~(c) For each Tier Three Parcel, an ad valorem tax in the amount of two and~~  
26 ~~one-half mills per year on the assessed value of the parcel for 2009.~~

27 ~~(3) The parcels that shall be classified as Tier Three Parcels and the amount~~  
28 ~~of the annual tax assessed against a Tier Three Parcel are fixed based on the assessed~~  
29 ~~value of that parcel in 2009 and shall not increase or decrease with an increase or~~  
30 ~~decrease in the assessed value of the parcel.~~

1                   ~~(4) The amount of the tax or parcel fee for each parcel classification shall be~~  
2                   ~~fixed and shall not change prior to the expiration of the term of this tax or parcel fee.~~

3                   ~~(5) The following defined terms are used in this Subsection:~~

4                   ~~(a) The term "parcel" means a tract of land in the district, including all~~  
5                   ~~buildings and improvements thereon, excluding any property that is exempt in full~~  
6                   ~~from ad valorem taxation.~~

7                   ~~(b) The term "Tier One Parcel" means a parcel that is used solely for~~  
8                   ~~residential purposes as either a single family dwelling or a multiple family dwelling~~  
9                   ~~with no more than four residential units. If any unit or portion of the parcel is used~~  
10                  ~~for commercial or any other non-residential purpose, the entire parcel shall not be~~  
11                  ~~a Tier One Parcel and instead shall be classified as either a Tier Two Parcel or a Tier~~  
12                  ~~Three Parcel. Except for a timeshare unit, which is classified as provided in this~~  
13                  ~~Subsection, a parcel that is used in whole or in part for short term rentals of less than~~  
14                  ~~sixty days at a time shall not be a Tier One Parcel and instead shall be classified as~~  
15                  ~~either a Tier Two Parcel or a Tier Three Parcel.~~

16                  ~~(c) The term "Tier Two Parcel" means a parcel that does not qualify as a Tier~~  
17                  ~~One Parcel and for which the amount of ad valorem taxes payable with respect to~~  
18                  ~~that parcel for 2009 was less than \$50,000.~~

19                  ~~(d) The term "Tier Three Parcel" means a parcel that does not qualify as a~~  
20                  ~~Tier One Parcel and for which the amount of ad valorem taxes payable for 2009 was~~  
21                  ~~equal to or exceeded \$50,000.~~

22                  ~~(6) Each condominium parcel as defined in R.S. 9:1121.103 shall be a~~  
23                  ~~separate parcel for purposes of this Subsection, and, pursuant to R.S. 9:1121.105, the~~  
24                  ~~tax or parcel fee authorized by this Subsection shall be assessed against each~~  
25                  ~~individual condominium parcel. However, condominium property consisting~~  
26                  ~~exclusively of parking spaces shall be deemed to be a single parcel and the tax or~~  
27                  ~~parcel fee authorized by this Subsection shall be assessed against the entire~~  
28                  ~~condominium property as a single entity and shall be payable by the condominium~~  
29                  ~~association.~~

30                  ~~(7) Each timeshare unit as defined in R.S. 9:1131.2 (and not each use period)~~

1 shall be classified as a separate parcel for purposes of this Subsection, and, pursuant  
2 to R.S. 9:1131.9, the tax or parcel fee authorized by this Subsection shall be assessed  
3 against the timeshare property as a single entity unless the timeshare property is  
4 subject to the Louisiana Condominium Act, R.S. 9:1121.101 et seq., in which case  
5 the tax or parcel fee shall be assessed as provided in R.S. 9:1121.105.

6 (8) No tax or parcel fee shall be imposed under this Subsection upon any  
7 parcel whose owner qualifies under the Louisiana Special Assessment Level  
8 pursuant to Article VII, Section 18(G)(1) of the Constitution of Louisiana.

9 (9) The proceeds of the tax and parcel fee shall be used solely and exclusively  
10 for the following purposes:

11 (a) Public safety, security, and crime prevention.

12 (b) Hiring an executive director.

13 (c) Reasonable operating and administrative expenses of the district.

14 (10) (a) The tax or parcel fee shall be levied and collected only after the  
15 question of its imposition has been submitted to and approved by a majority of  
16 registered voters of the district voting on the question at an election to be conducted  
17 in accordance with the Louisiana Election Code on a date selected by the board.

18 (b) The authority to levy the tax or parcel fee shall expire after the levy of the  
19 tax or parcel fee for 2014.

20 (c) The tax or parcel fee authorized by this Subsection may be renewed for  
21 an additional term not to exceed five years only after both of the following have  
22 occurred:

23 (i) The renewal is authorized by additional legislation.

24 (ii) The question of renewal is submitted to and approved by a majority of  
25 registered voters of the district voting on the question at an election to be conducted  
26 in accordance with the Louisiana Election Code on a date selected by the board.

27 (11) The tax or parcel fee shall be collected in the same manner and at the  
28 same time as ad valorem taxes on property subject to taxation by the city are levied  
29 and collected.

30 (12) Any tax or parcel fee which is unpaid shall be added to the tax rolls of

1 ~~the city and shall be enforced with the same authority and subject to the same~~  
2 ~~penalties and procedures as unpaid ad valorem taxes.~~

3 (13) ~~The proceeds of the tax or parcel fee shall be paid over to the Board of~~  
4 ~~Liquidation, City Debt, day-by-day as the same are collected and received by the~~  
5 ~~appropriate officials of the city of New Orleans and maintained in a separate account.~~  
6 ~~The proceeds shall be paid out by the Board of Liquidation, City Debt, solely for the~~  
7 ~~purposes provided in this Subsection upon warrants or drafts on the Board of~~  
8 ~~Liquidation, City Debt, by the appropriate officials of the city and the treasurer of~~  
9 ~~the district.~~

10 (14) ~~It is the purpose and intent of this Subsection that any services provided~~  
11 ~~by the district shall be for the enhancement of public safety, security, and crime~~  
12 ~~prevention in the district and shall be supplemental to, and not in lieu of, personnel,~~  
13 ~~police, and other services provided in the district by the city of New Orleans and its~~  
14 ~~agencies and departments.~~

15 (15) ~~If the district ceases to exist, the authority to levy the tax or parcel fee~~  
16 ~~provided by this Subsection shall immediately cease and all remaining unspent funds~~  
17 ~~of the district, if any, shall be transmitted to the city of New Orleans and such funds~~  
18 ~~shall be maintained in a separate account by the city and shall be used only for~~  
19 ~~enhancement of public safety, security, and crime prevention in the district.~~

20 **I. Subdistricts. (1) The district shall consist of four subdistricts: the**  
21 **Vieux Carre, the Iberville Corridor, the Treme, and the Faubourg Marigny.**

22 **(a) The Vieux Carre subdistrict shall be comprised of the area of the**  
23 **district lying within the following boundaries: the Mississippi River, the center**  
24 **line of Iberville Street, the center line of North Rampart Street, the center line**  
25 **of Esplanade Avenue to the Mississippi River.**

26 **(b) The Iberville Corridor subdistrict shall be comprised of the area of**  
27 **the district lying within the following boundaries: the Mississippi River, the**  
28 **center line of Canal Street, the center line of North Rampart Street, the center**  
29 **line of Iberville Street to the Mississippi River.**

30 **(c) The Treme subdistrict shall be comprised of the area of the district**

