PREFACE TO 2026-2027 UPDATE LOUISIANA REAL ESTATE TRANSACTIONS

The 2026-2027 update of Louisiana Real Estate Transactions analyzes important new developments in Louisiana and federal law concerning real estate. These include:

- Act 240 of 2026, which amends several of the Louisiana Civil Code articles on leases of immovables;
- Act 468 of 2026, which regulates residential real estate wholesaling.
- The decision of the Louisiana Supreme Court in Esplanade Mall Realty Holdings, LLC v. Lopinto, 429 So. 3d 278 (La. 2026), which holds that under tax sales conducted before January 1, 2026, the taxing authority is required to include taxes that are past due for more than years as a component of the price of a tax sale and a redemption price;
- The decision of the Louisiana Supreme Court in McCornick v. Ford, 408 So. 3d 932 (La. 2025), applying the five-year prescriptive period of La. Rev. Stat. Ann. § 9:5625(A) to an action by a parish to enforce an ordinance requiring that the legal description of property be described by plat rather than described by metes and bounds;
- The decision of the Second Circuit Court of Appeal in Crump v.JPP Development Haynesville, LLC, 422 So. 3d 843 (La. Ct. App. 2d Cir. 2015), which interprets a clause in a purchase agreement that gave the purchaser the right to cancel the agreement if it deemed the property unacceptable for the intended use for any reason;
- The decision of the Fifth Circuit Court of Appeal in On Leong Chinese Merchants Association v. AKM Acquisitions, LLC, 428 So. 3d 770 (La. Ct. App. 5th Cir. 2025), writ denied, 428 So.3d 689 (La. 2026), which discusses the doctrine of apparent authority in real estate transactions;
- The decision of the Second Circuit Court of Appeal in Harrington v. Town of Benton, LLC, 422 So. 3d 852 (La. Ct. App. 2d Cir. 2025), which considers when a sale of real estate that is not signed by the vendee is valid as an act under private signature;
- The decision of the Fifth Circuit Court of Appeal in Renton Properties, LLC v.213 Upland, LLC, 428 So. 3d 921 (La. Ct. App. 5th Cir. 2025), writ denied, 428 So.3d 689 (La. 2026) discussing the extent of coverage under a title insurance policy

- The status of the enforcement of the FinCEN Anti-Money Laundering Regulations for Residential Real Estate Transfers, which was originally scheduled to take effect on March 1, 2026.