

LA HOA & Condo Quick Reference

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A board member's plain-English cheat sheet. The Planned Community Act (La. R.S. 9:1141.1–1141.50) took effect January 1, 2025 and replaced the old nine-section HOA Act. Condos stay under the Condominium Act. Corporate mechanics: Title 12 Chapter 2. No statewide roster.

Planned community meetings, quorum, records

PCA §9:1141.26

Annual meeting required (default notice 30 to 60 days). Special meeting if the president, a board majority, or lot owners with at least 20 percent of the voting interest demand it; secretary calls it within 30 days. Board meetings are open except listed executive-session topics; board notice to owners is at least 30 days unless previously scheduled or an emergency.

PCA §9:1141.27

Owner quorum defaults to 20 percent of the voting interest present in person, by proxy, or by timely absentee ballot. Board quorum is a majority of that board. Emergency owner quorum is 10 percent.

PCA §9:1141.34

Communities of more than 25 lots: send a budget summary within 30 days of adopting a proposed budget and set a ratification meeting 10 to 60 days later. A majority vote ratifies it; if it fails, last year's budget continues. Emergency special assessments need a two-thirds board vote.

PCA §9:1141.36

Keep accounting records, minutes, the owner list, three years of financials and tax returns, current contracts, and ballots for one year. On request, make specified records available to a lot owner, the owner's agent, or a person with a valid contract of sale.

Condo meetings, privilege, insurance, resale

CONDO §9:1123.102

No late charge if the assessment is paid within 10 days of the due date, and no late charge may exceed 30 percent of the monthly assessment. Fines only after notice and a chance to be heard.

CONDO §9:1123.115

Privilege on the condominium parcel for unpaid or accelerated assessments, fines or late fees over \$250, interest, and collection attorney fees. Serve a sworn statement at least 7 days before recording. Recorded claim lasts 5 years unless suit is noticed. Sits behind earlier-recorded mortgages and taxes — no six-month super-priority. Three months unpaid in any eight-month period can accelerate 12 months.

CONDO §9:1123.112

Master property policy on common elements and units (not owner betterments) at not less than 80 percent of actual cash value, plus CGL. Rebuild unless terminated, repair is illegal, or 80 percent of unit owners vote not to.

CONDO §9:1124.107

On resale the association has 10 days to furnish the resale certificate. Until it is provided, and for 5 days after, the buyer may void the contract (or until conveyance, whichever is first).

What replaced what, and what SOS will not do

PCA §9:1141.1 / §9:1141.3

Planned Community Act in force 1 January 2025. It replaced the old nine-section HOA Act. Applies to existing and future planned communities, but does not force a pre-2025 association to rewrite its documents or its assessment-voting method. Condos are excluded.

PCA §9:1141.19 / NP Title 12

A lot-owners association must be a Louisiana nonprofit corporation. Meetings, directors, and records fill in from Title 12

Chapter 2 when the community documents are silent. NP member notice is 10 to 60 days; NP member quorum defaults to a majority of voting members.

PCA §9:1141.35

A privilege arises on the lot for assessments and fines. Rank, duration, and how to preserve it are in Part III of the Chapter (R.S. 9:1145 et seq.), not restated in §1141.35.

No roster

Louisiana has no DBPR, no TREC, no DORA, and no downloadable statewide association list. The Secretary of State keeps corporate filings, not a community roster.

Meeting notice & deadlines

PCA owner meeting

Annual required. Notice 30 to 60 days (§9:1141.26).

PCA special meeting

President, board majority, or 20 percent of the voting interest (§9:1141.26).

PCA board meeting

Open except listed executive sessions. 30-day notice unless previously scheduled or an emergency (§9:1141.26).

PCA budget (26+ lots)

Summary within 30 days; ratification meeting 10 to 60 days later; majority to ratify (§9:1141.34).

Condo late charge

None if paid within 10 days of the due date; cap 30 percent of the monthly assessment (§9:1123.102).

NP member notice

10 to 60 days unless the articles or bylaws say otherwise (§12:230). PCA is stricter for planned communities.

Official records

PCA books

Specified list, including 3 years of financials; inspectable by a lot owner, agent, or contract buyer (§9:1141.36).

Condo books

Financial and other records reasonably available to any unit owner (§9:1123.108). Resale certificate in 10 days (§9:1124.107).

Nonprofit inspect

Minutes, membership list, and financial records at the registered office, at a reasonable time (§12:223).

SOS

Corporate filings and an annual report. Not a roster. Not an arbiter.

Quorum & voting

Planned community (PCA)

Owner quorum default 20% (§9:1141.27)

Board quorum: majority of that board

Emergency owner quorum 10%

Declarant control ends 120 days after 75% sold if no add-land right was reserved (§9:1141.22)

Condo + Nonprofit Act

Condo late-charge: 10-day grace, 30% cap (§9:1123.102)

Condo privilege: 7-day sworn statement, 5-year inscription (§9:1123.115)

NP member quorum default: majority of voting members (§12:231)

NP board: at least 3; quorum majority of the board (§12:224)

Plain-English summary — not legal advice; confirm against the current statute. SoShiny is the all-in-one portal communities use to run documents, voting, violations, a public website and more. Every feature on every plan: \$25/mo base + \$0.33/unit. soshiny.com