VILLAGE OF HOSSTON
PARISH OF CADDO, STATE OF LOUISIANA
ORDINANCE NO. 5 OF 2026

AN ORDINANCE TO ESTABLISH MINIMUM PROPERTY MAINTENANCE STANDARDS FOR THE VILLAGE OF HOSSTON AND TO PROVIDE FOR ENFORCEMENT PROCEDURES, PENALTIES, AND RELATED MATTERS IN ACCORDANCE WITH LOUISIANA REVISED STATUTES, INCLUDING R.S. 13:2575, R.S. 13:2576, R.S. 33:4761–4764, AND R.S. 14:107.3.

BE IT ORDAINED by the Mayor and Board of Aldermen of the Village of Hosston, Louisiana, that:

ARTICLE I – GENERAL PROVISIONS

Section 1.1 – Purpose

This Ordinance is adopted to promote public health, safety, and welfare by establishing minimum standards for property maintenance and by providing enforcement mechanisms to address blighted, abandoned, and dilapidated properties. This Ordinance is enacted under the authority of Louisiana Revised Statutes R.S. 13:2575, R.S. 13:2576, R.S. 33:4761–4764, and R.S. 14:107.3.

ARTICLE II – ADOPTION OF CADDO PARISH STANDARDS

Section 2.1 – Adoption by Reference

The Village of Hosston hereby adopts by reference Chapter 30 – Nuisances, Articles II and III of the Caddo Parish Code of Ordinances, including but not limited to:

- **Definitions**
- **Minimum property maintenance standards**
- **Enforcement procedures**
- **Administrative remedies**
- **Fee structures**

These provisions shall apply to all properties within the jurisdiction of the Village of Hosston.

ARTICLE III – DEFINITIONS

For the purposes of this Ordinance, the following definitions apply:

- Blighted Property: Any residential or commercial premises declared vacant, uninhabitable, and hazardous by an administrative hearing officer pursuant to R.S. 13:2575 or 13:2576.

- Dilapidated Structure: A building or structure, or portion thereof, that is decayed, unsafe, or so deteriorated that it poses a risk to public health, safety, or welfare.

- Abandoned Property: Property that has remained unoccupied, unsecured, or neglected for a prolonged period, resulting in visible deterioration or danger to the community.

ARTICLE IV – MINIMUM PROPERTY MAINTENANCE REQUIREMENTS

Section 4.1 – Property Standards

All property owners within the Village of Hosston shall:

A. Maintain all buildings and structures in sound condition, free from hazards, and suitable for occupancy.

B. Keep all yards, lots, and open spaces free from overgrown vegetation, debris, trash, inoperative vehicles, and public nuisances.

C. Secure all vacant structures against unauthorized access, vandalism, and further decay.

ARTICLE V – ENFORCEMENT PROCEDURES

Section 5.1 – Inspections

The Village shall inspect any property upon receipt of a complaint or observation of a potential violation of this Ordinance.

Section 5.2 – Notice of Violation

If a violation is identified, the Village shall issue a written Notice of Violation to the property owner. The notice shall include:

- **A description of the violation(s)**

- **Required corrective action**

- **A reasonable timeframe for compliance**

Section 5.3 – Alternate Notice Procedures

If the Village is unable to serve notice by standard means due to:

- **Returned or undeliverable mail**

- **Lack of a known mailing address**

- **Unknown whereabouts of the owner**

Then alternative service methods, as authorized under R.S. 13:2575(C)(2), may be used, including:

A. Publication in the official journal of the Village

B. Posting of notice in a prominent location on the property

C. Filing of an affidavit outlining attempts and methods of service

Section 5.4 – Remediation and Lien

If compliance is not achieved, the Village may:

A. Initiate an administrative hearing under R.S. 13:2575(B)

B. Order necessary remediation (e.g., demolition, cleanup, securing)

C. Assess all costs to the property and record such costs as a lien pursuant to R.S. 13:2575(D)

D. Proceed under R.S. 33:4761–4764 for condemnation and nuisance abatement as applicable

ARTICLE VI – PENALTIES AND ENFORCEMENT

Section 6.1 – Civil Fines

Violators may be assessed civil fines consistent with R.S. 13:2575(B)(5). Each day of continuing noncompliance shall constitute a separate offense.

Section 6.2 – Criminal Liability for Blight

Persistent and intentional failure to comply with property maintenance requirements may be prosecuted as a criminal offense under R.S. 14:107.3 (Criminal Blight).

ARTICLE VII – APPEALS

Section 7.1 – Right to Appeal

A property owner aggrieved by any action, fine, or penalty imposed under this Ordinance may file a written appeal with the Village Clerk within fifteen (15) calendar days of the decision or notice.

Section 7.2 – Hearing and Decision

The appeal shall be heard by the Mayor and Board of Aldermen, or a designated administrative hearing officer, within thirty (30) days of filing. A final determination shall be issued in writing following the hearing**.**

ARTICLE VIII – SEVERABILITY

If any provision or section of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

BE IT FURTHER RESOLVED that all ordinances and resolutions in conflict herewith are HEREBY repealed,

Said Ordinance having being introduced on the 21st day of July 2026 notice of Public Hearing having being on the 18th day of August 2026 and Public Hearing having been held, title having been read and Ordinance considered, on motion by _____ and seconded by _____ to adopt the Ordinance. A record vote was taken, and the following result was had:

ALDERMAN	AYES	NAYS	ABSTAINED	ABSENT
Crystal Carnley				
Henry Blunt				
Misti Banks				

THUS ORDAINED AND ADOPTED by the Mayor and Board of Aldermen of the Village of Hosston, Louisiana, on this ___ day of _____, 2026.

_____ _____

Kim Jaynes, Mayor Hayden Linn, Village Clerk