

## **Frequently Asked Questions**

### **What is an adjudicated property?**

An adjudicated property is a property for which the property owner(s) has not paid their property taxes in full and those taxes were not purchased at the Lafayette Parish Sheriff's tax sale. Adjudicated properties are not owned by the City or Parish of Lafayette.

### **Where are the adjudicated properties?**

Lafayette Consolidated Government (LCG) has a map that shows all the adjudicated properties in the Parish. They need to be adjudicated for three consecutive years before LCG can process an application. In addition, these properties may not be available due to redemptions or they are already in LCG's disposition process.

[Adjudicated Properties Map](#)

### **Who can apply for an adjudicated property?**

Anyone, but it depends what process for which the applicant is eligible. There is an adjoining property option, where if the applicant is maintaining an adjudicated property next door or behind their property for at least a year. Non-profits with a 501(c)(3) can ask for a donation of the property from the Lafayette City and Parish councils. Finally, the applicant can request a property go up for public bid where anyone can bid for the property. In all three options, the applicant cannot have any interest in the property or be a tax debtor with any other property in the Parish.

### **When can someone apply for an adjudicated property?**

The property must be adjudicated for at least three consecutive years. Confirm when it was adjudicated and how long by going to the Lafayette Parish Tax Assessor website:

[Lafayette Parish Tax Assessor Website](#)

**How much does it cost?**

All types of applications must incur legal fees to assist with notice, recordation, etc. Only public bid applications pay for the land. There is no fee for the application.

**What happens to all the taxes and liens on the property?**

The LCG disposition process allows all the outstanding taxes and liens to be waived upon the recordation of the correct affidavit at the end of the process.

**What can I do with the property?**

The property can be used for residential or commercial purposes but use may be restricted by the respective zoning district of the subject property in the city of Lafayette. LCG has a priority list when there are competing applications. The applicant needs to provide a plan for how the property will be used and must execute that plan.

**How long does the process take?**

LCG is experiencing a high volume of applications and staff intends to send applications to the Lafayette City and Parish Councils early in the year to give applicants time to complete the notice within the same year as the resolutions/ordinances are adopted. The notice period is 60 days for a property that has been adjudicated for more than 5 years and 6 months for a property that has been adjudicated for 3-5 years.

**What is the notice period and when does it begin?**

Approximately one month after the Lafayette City and Parish Councils vote to agree to the transfer of the property, staff will mail a letter and a copy of the signed resolution or ordinance. This will prompt the applicant's attorney to begin the notice period. This involves putting a sign on the property and notifying any parties with an interest in the property, eg. property owners.

**How much does it cost to obtain a property through the public bid process?**

It depends on the bidders. The minimum bid is 75% of the fair market value as determined by the Lafayette Parish Tax Assessor. If the property does not go to the highest bidder during the first round, LCG will put it up for bid again approximately one month later. The second-round bid is 33% of the fair market value.

**Do I need to hire an attorney?**

We *strongly* recommend that the applicant hire an attorney with either title or adjudicated property process experience to complete the notice process and to file the necessary documents with the Clerk of Court. It is a complicated process. Staff is not in a position to advise the applicant of the process.

**How long do I have to complete the process of acquiring an adjudicated property?**

An active application that is being brought to the Lafayette City or Parish Councils in year one will have until the end of the tax year, December 31<sup>st</sup>, to file the necessary paperwork with the Clerk of Court. If the applicant does not file with the Clerk of Court by the end of the tax year the applicant may be subject to additional taxes in subsequent years after the City and Parish Councils' action.

### **What does redemption mean?**

Redemption happens when the owner comes in to both taxing collectors, Lafayette Utility System (LUS) (city taxes) and the Lafayette Parish Sherriff (parish taxes), and pays all the taxes, liens, fees, etc. Redemption is the most favored outcome for adjudicated properties. Applicants must be aware that at any time up till the recordation of their Act of Sale the owner(s) may redeem their property and the applicant loses the ability to obtain the property even though they may have paid an attorney for the notice work. This is why it is important to complete the notice process within a timely manner.

### **How do I redeem my property?**

Contact LUS to pay the outstanding taxes, fees, liens, etc. to the city of Lafayette. The location at 1875 Pinhook Road (337-993-4237) only takes credit/debit payments. The location at 2701 Moss Street (337-291-8280) only takes cash and credit/debit card payments. They do not accept partial payments. Payments of outstanding arrears must be made in full.

Outstanding taxes, fees, liens, etc. for Lafayette Parish are to be paid to the Lafayette Parish Sherriff's office located at 1010 Lafayette Street, 4<sup>th</sup> Floor. Use the following link <https://lafayettesheriff.com/services/make-a-payment/taxes> to pay outstanding taxes online. For any questions regarding Lafayette Parish taxes, homestead exemption, or how the applicant taxes are calculated, please visit the Lafayette Parish Tax Assessor's website or call (337) 291-7080. They do not take partial payments. Payments for outstanding arrears must be made in full.

### **Who does one call about environmental or compliance issues?**

Long grass, solid waste, hazardous materials, overgrowth, or dilapidated structures are a problem for many neighborhoods. If you are concerned about any of these issues, please reach out to LCG's Environmental Quality Division at (337) 291-8500 for property maintenance issues and/or reach out to LCG's Compliance Division at (337) 291-8445 for dilapidated structures.