

**OFFICE OF THE MAYOR**

**EXECUTIVE ORDER HM 26-20**

**ADJUDICATED PROPERTY TASK FORCE**

**WHEREAS**, the City of New Orleans contains more than 6,500 tax-adjudicated properties, some of which have remained in adjudicated status for decades, with certain adjudications dating as far back as the 1920s; and

**WHEREAS**, long-standing adjudicated status often leaves properties burdened by uncertain ownership, clouded title, fragmented claims, unresolved tax and lien issues, and other legal impediments that prevent productive reuse, private investment, public disposition, and neighborhood reinvestment; and

**WHEREAS**, the inability to establish clear and merchantable title to adjudicated and tax-lien properties can keep land out of commerce, frustrate redevelopment, impair housing production, weaken neighborhood tax bases, and impose continuing burdens on surrounding residents and businesses; and

**WHEREAS**, adjudicated properties are frequently associated with vacancy, neglect, code violations, and blight, and the prolonged failure to resolve title and ownership issues can contribute to public safety concerns, diminished property values, and deterioration of the surrounding built environment; and

**WHEREAS**, returning adjudicated and tax-lien properties to lawful, productive, and responsible use is a significant municipal priority that advances neighborhood stabilization, affordable housing, economic development, blight remediation, public safety, and the restoration of properties to the tax rolls; and

**WHEREAS**, addressing these properties requires coordinated action among multiple City departments and offices, including those responsible for housing, property management, finance, code enforcement, land-use planning, legal review, technology, and economic development, as well as appropriate coordination with external governmental and quasi-governmental partners; and

**WHEREAS**, recent changes to state law governing adjudicated property, effective January 1, 2026, create both a need and an opportunity for the City to review its existing adjudicated-property policies, modernize its internal processes, and develop legally sound strategies to resolve title issues and facilitate redevelopment; and

**WHEREAS**, a focused pilot initiative will allow the City to test a coordinated, legally compliant, and replicable process for identifying adjudicated and tax-lien properties, resolving title impediments, establishing merchantable title where feasible, and returning such properties to productive use in a manner that prioritizes affordable housing, equitable neighborhood investment, and economic opportunity in historically underserved communities;

**NOW THEREFORE I, HELENA MORENO**, pursuant to the authority vested in me as the Mayor of the City of New Orleans by Section 4-206(3) of the New Orleans Home Rule Charter and other applicable law, **DO HEREBY ORDER AS FOLLOWS**:

1. **Purpose.** This Order establishes the Adjudicated Property Task Force (the “APTF”) to coordinate the activities of the executive branch relative to identifying and analyzing tax-adjudicated and tax-lien properties and to assisting in the formulation and implementation of policies intended to facilitate “quieting” of title and development of merchantable title on tax-adjudicated and tax-lien properties.

2. **Establishment of Adjudicated Property Task Force.** There is hereby established the Adjudicated Property Task Force (“APTF”) to fulfill the purposes and activities set forth in this Order.

3. **Participating Departments and City Agencies.**

A. The APTF shall be chaired by the Director of the Office of Community Development or the Director’s designee. The following departments and/or offices, upon request, shall designate a representative to serve on APTF and to assist the APTF in carrying out the duties set forth in this order:

- Department of Property Management
- Finance Department/Treasury
- Department of Safety and Permits
- Department of Code Enforcement
- City Planning Commission
- Law Department
- Office of the Mayor
- Office of Economic Development
- Chief Administrative Office
- Office of Information Technology and Innovation

B. On the recommendation of the Office of Community Development, additional departments and City agencies may be requested to serve on the APTF.

C. External participants and relevant government agencies—including representatives from the New Orleans Redevelopment Authority, the Orleans Parish Assessor’s Office, and the Clerk of Civil Court—may be engaged at the discretion of the chair to assist the APTF in fulfilling its duties. External participants shall not exercise delegated governmental authority on behalf of the City unless separately authorized by law and contract. Nothing herein shall be construed to compel participation by non-City agencies,

**4. Functions.**

A. APTF shall formulate, coordinate and implement policies regarding tax-adjudicated and tax-lien properties in the City of New Orleans with an ultimate goal of creating a process to quiet title on impacted properties and return those properties to productive use. Its duties shall include, without limitation:

- To undertake an analysis of tax-adjudicated and tax-lien property to determine which communities are most impacted.
- To formulate a process to return tax-adjudicated and tax-lien property to productive use.
- To launch a pilot project to address 15-25 adjudicated properties in a discrete geographic area that creates merchantable title for these properties and move them into the private sector for redevelopment. In creating this process, the APTF will prioritize affordable housing and needed economic-development in traditionally underserved communities with an ultimate goal of creating affordable housing.

B. Because it is established as an operational coordination arm of the executive branch, APTF shall not be deemed a mayoral advisory committee pursuant to Section 4-104 of the Home Rule Charter or otherwise operate as a public body whose meetings are governed by the Louisiana Open Meetings Law. The APTF shall, however, prepare staff work product and implementation recommendations for consideration by the Mayor and, where applicable, the City Council, and other authorized decision-makers.

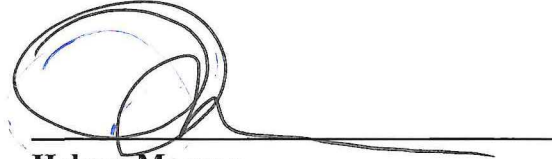
**5. Administrative Support.** Technical and administrative assistance to APTF shall be provided and coordinated by the Office of Community Development.

**6. Reporting.** APTF shall provide the Mayor with quarterly written progress reports regarding the activities of the task force.

**7. Duration.** This Order shall remain effective until amended, rescinded, or terminated in accordance with applicable law.

8. **Effective Date.** This Order shall take effect immediately upon signature.

WITNESS MY HAND AND SEAL THIS 21<sup>st</sup> DAY OF MAY, 2026 AT NEW ORLEANS,  
LOUISIANA.

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

**Helena Moreno**  
**Mayor**  
**City of New Orleans**