

By: Senator(s) Hill

To: Judiciary, Division A

SENATE BILL NO. 2025

1 AN ACT TO AMEND SECTION 89-1-23, MISSISSIPPI CODE OF 1972, TO
2 PROVIDE THAT NO ENTITY THAT ACQUIRES OR HOLDS LAND IN THIS STATE
3 SHALL BE OWNED BY OR TRANSFERRED TO, IN PART OR IN WHOLE, ANY
4 ENTITY OR NONRESIDENT ALIEN BELONGING TO A COUNTRY THAT IS HOSTILE
5 TO THE INTERESTS OF THE UNITED STATES OR A COUNTRY THAT IS A KNOWN
6 VIOLATOR OF HUMAN RIGHTS; AND FOR RELATED PURPOSES.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

8 **SECTION 1.** Section 89-1-23, Mississippi Code of 1972, is
9 amended as follows:

10 89-1-23. (1) Resident aliens may acquire and hold land, and
11 may dispose of it and transmit it by descent, as citizens of the
12 state may. Except as otherwise provided in this section,
13 nonresident aliens shall not hereafter acquire or hold land, but a
14 nonresident alien may have or take a lien on land to secure a
15 debt, and at any sale thereof to enforce payment of the debt may
16 purchase the same, and thereafter hold it, not longer than twenty
17 (20) years, with full power during said time to sell the land, in
18 fee, to a citizen; or he may retain it by becoming a citizen
19 within that time. All land held or acquired contrary to this
20 section shall escheat to the state; but a title to real estate in



21 the name of a citizen of the United States, or a person who has
22 declared his intention of becoming a citizen, whether resident or
23 nonresident, if he be a purchaser or holder, shall not be
24 forfeited or escheated by reason of the alienage of any former
25 owner or other person.

26 (2) Any person who was or is a citizen of the United States
27 and became or becomes an alien by reason of marriage to a citizen
28 of a foreign country, may hereafter inherit, or if he or she
29 heretofore inherited or acquired or hereafter inherits, may hold,
30 own, transmit by descent or transfer land free from any escheat to
31 the State of Mississippi, if said land has not heretofore
32 escheated by final valid order or decree of a court of competent
33 jurisdiction.

34 (3) Nonresident aliens who are citizens of Syria or the
35 Lebanese Republic may inherit property from citizens or residents
36 of the State of Mississippi.

37 (4) Nonresident aliens may acquire and hold not to exceed
38 three hundred twenty (320) acres of land in this state for the
39 purpose of industrial development thereon. In addition, any
40 nonresident alien may acquire and hold not to exceed five (5)
41 acres of land for residential purposes. The nonresident alien may
42 dispose of any such land, but if any land acquired for industrial
43 development ceases to be used for industrial development while
44 owned by a nonresident alien, it shall escheat to the state. The
45 limitation set forth in this paragraph shall not apply to



46 corporations in which the stock thereof is partially or wholly
47 owned by nonresident aliens; and title to real estate acquired by,
48 and held in the name of, any corporation, limited partnership,
49 general partnership, limited liability partnership, limited
50 liability company, joint venture, joint-stock company or business
51 trust organized and existing under the laws of the State of
52 Mississippi or of any other state or the federal laws of the
53 United States of America for purposes of development thereon of
54 one or more projects, as defined in Section 57-75-5(f) (xxxi),
55 shall not be forfeited or escheated by reason of the alienage of
56 any former owner or other person if said land has not heretofore
57 escheated to the State of Mississippi by final valid order or
58 decree of a court of competent jurisdiction.

59 (5) Notwithstanding any other provision of law, no entity
60 that acquires or holds land in this state shall be owned by or
61 transferred to, in part or in whole, any entity or nonresident
62 alien belonging to a country that is hostile to the interests of
63 the United States or a country that is a known violator of human
64 rights.

65 **SECTION 2.** This act shall take effect and be in force from
66 and after July 1, 2024.

