

By: Senator(s) Younger

To: Judiciary, Division A

SENATE BILL NO. 2092

1 AN ACT TO AMEND SECTION 89-1-23, MISSISSIPPI CODE OF 1972, TO  
2 PROVIDE THAT NONRESIDENT ALIENS WHO ARE CITIZENS OF A COUNTRY THAT  
3 IS HOSTILE TO THE INTERESTS OF THE UNITED STATES OR A COUNTRY THAT  
4 IS A KNOWN VIOLATOR OF HUMAN RIGHTS MAY NOT HOLD LAND, DISPOSE OF  
5 IT OR TRANSMIT IT BY DESCENT; AND FOR RELATED PURPOSES.

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

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

9 89-1-23. (1) Resident aliens may acquire and hold land, and  
10 may dispose of it and transmit it by descent, as citizens of the  
11 state may. Except as otherwise provided in this section,  
12 nonresident aliens shall not hereafter acquire or hold land, but a  
13 nonresident alien may have or take a lien on land to secure a  
14 debt, and at any sale thereof to enforce payment of the debt may  
15 purchase the same, and thereafter hold it, not longer than twenty  
16 (20) years, with full power during said time to sell the land, in  
17 fee, to a citizen; or he may retain it by becoming a citizen  
18 within that time. All land held or acquired contrary to this  
19 section shall escheat to the state; but a title to real estate in



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

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

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

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



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

58 (5) Notwithstanding any other provision of law, nonresident  
59 aliens who are citizens of a country that is hostile to the  
60 interests of the United States or a country that is a known  
61 violinator of human rights may not hold land, dispose of it or  
62 transmit it by descent.

63 **SECTION 2.** This act shall take effect and be in force from  
64 and after July 1, 2023.

