

STATE OF OKLAHOMA

1st Session of the 49th Legislature (2003)

HOUSE BILL HB1375

By: Steele

AS INTRODUCED

An Act relating to landlord and tenant; amending 41 O.S. 2001, Section 113, which relates to rental agreements; modifying prohibited clauses in rental agreements; and providing an effective date.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. AMENDATORY 41 O.S. 2001, Section 113, is amended to read as follows:

Section 113. A. A rental agreement may not provide that either party thereto:

1. Agrees to waive or forego rights or remedies under this act;
2. Authorizes any person to confess judgment on a claim arising out of the rental agreement;
3. Agrees to pay the ~~other party's attorney's~~ attorney fees of the opposing party;
4. Agrees to the ~~exculpation, limitation or~~ indemnification of any liability arising under law for damages or injuries to persons or property caused by or resulting from the acts or omissions of either party, their agents, servants or employees in the operation or maintenance of the dwelling unit or the premises of which it is a part; or
5. Agrees to the establishment of a lien except as allowed by this act in and to the property of the other party.

B. A provision prohibited by subsection A of this section and included in a rental agreement is unenforceable.

SECTION 2. This act shall become effective November 1, 2003.

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