

STATE OF OKLAHOMA

2nd Session of the 50th Legislature (2006)

HOUSE BILL 2754

By: Thompson

AS INTRODUCED

An Act relating to landlord and tenant; amending 41 O.S. 2001, Section 126, which relates to the Residential Landlord and Tenant Act; updating language; and providing an effective date.

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

SECTION 1. AMENDATORY 41 O.S. 2001, Section 126, is amended to read as follows:

Section 126. A. A landlord, from time to time, may adopt a rule or regulation, however described, concerning the tenant's use and occupancy of the premises. Such a rule or regulation is enforceable against the tenant only if:

1. Its purpose is to promote the convenience, peace, safety or welfare of the tenants in the premises, preserve the ~~landlord's~~ property of the landlord from abusive use, or make a fair distribution of services and facilities held out for the tenants generally; and

2. It is reasonably related to the purpose for which it is adopted; and

3. It applies to all tenants in the premises in a fair manner; and

4. It is sufficiently explicit in its prohibition, direction or limitation of the ~~tenant's~~ conduct of the tenant to fairly inform the tenant what such tenant must or must not do to comply; and

5. It is not for the purpose of evading the obligations of the landlord; and

6. The tenant has notice of it at the time such tenant enters into the rental agreement, or when it is adopted.

B. If a rule or regulation is adopted after the tenant enters into the rental agreement and that rule or regulation works a substantial modification of ~~such tenant's~~ the bargain of the tenant, the rule or regulation so adopted is not valid and enforceable against the tenant unless ~~he~~ the tenant consents to it in writing.

SECTION 2. This act shall become effective November 1, 2006.

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