

1 ENGROSSED SENATE
2 BILL NO. 1775

By: Burrage, Gumm and Leftwich
of the Senate

3 and

4 Sherrer of the House
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7 An Act relating to landlord and tenant; amending 41
8 O.S. 2001, Section 113a, which relates to disclosure
9 in rental agreements; requiring disclosure of certain
10 information; and providing an effective date.

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

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

14 Section 113a. A. If the premises to be rented has been flooded
15 within the past five (5) years, or has been the location of prior
16 manufacturing of methamphetamine, and such fact is known to the
17 landlord, the landlord shall include such information prominently
18 and in writing as part of any written rental agreements. Failure to
19 provide such information shall entitle any tenant who is a party to
20 the rental agreement to sue the landlord of the premises in a court
21 of appropriate jurisdiction and to recover the personal property
22 damages sustained by the tenant from flooding of the premises or
23 from the existence of prior manufacturing of methamphetamine.

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1 B. For the purpose of this section, "flooded and flooding"
2 shall mean general and temporary conditions of partial or complete
3 inundation of normally dry land areas and structures upon said areas
4 from the overflow of lakes, ponds, streams, rivers, creeks and any
5 other inland waters.

6 SECTION 2. This act shall become effective November 1, 2010.

7 Passed the Senate the 22nd day of February, 2010.

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Presiding Officer of the Senate

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11 Passed the House of Representatives the ____ day of _____,

12 2010.

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Presiding Officer of the House
of Representatives

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