

THE HOUSE OF REPRESENTATIVES
Thursday, February 11, 2010

House Bill No. 3021

HOUSE BILL NO. 3021 - By: SCOTT of the House.

An Act relating to the Oklahoma Residential Landlord and Tenant Act; amending 41 O.S. 2001, Section 118, which relates to duties of the landlord and tenant; requiring landlord to disclose certain information to prospective tenant prior to the commencement of a rental agreement; and providing an effective date.

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

1 SECTION 1. AMENDATORY 41 O.S. 2001, Section 118, is amended to read as
2 follows:

3 Section 118. A. Prior to the commencement of a rental agreement, if a landlord
4 knows or has reason to know that the dwelling unit or any part of the premises was used
5 in, or was used to aid in, the manufacture of methamphetamine at any point in the past,
6 the landlord shall disclose this information to a prospective tenant.

7 B. A landlord shall at all times during the tenancy:

- 8 1. Except in the case of a single-family residence, keep all common areas of his
9 building, grounds, facilities and appurtenances in a clean, safe and sanitary condition;
- 10 2. Make all repairs and do whatever is necessary to put and keep the tenant's
11 dwelling unit and premises in a fit and habitable condition;

1 3. Maintain in good and safe working order and condition all electrical, plumbing,
2 sanitary, heating, ventilating, air-conditioning and other facilities and appliances,
3 including elevators, supplied or required to be supplied by him;

4 4. Except in the case of one- or two-family residences or where provided by a
5 governmental entity, provide and maintain appropriate receptacles and conveniences for
6 the removal of ashes, garbage, rubbish and other waste incidental to the occupancy of the
7 dwelling unit and arrange for the frequent removal of such wastes; and

8 5. Except in the case of a single-family residence or where the service is supplied by
9 direct and independently metered utility connections to the dwelling unit, supply
10 running water and reasonable amounts of hot water at all times and reasonable heat.

11 B. C. The landlord and tenant of a dwelling unit may agree by a conspicuous
12 writing independent of the rental agreement that the tenant is to perform specified
13 repairs, maintenance tasks, alterations or remodeling.

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

15 COMMITTEE REPORT BY: COMMITTEE ON ECONOMIC DEVELOPMENT AND
16 FINANCIAL SERVICES, dated 02-10-10 - DO PASS.