

THE HOUSE OF REPRESENTATIVES  
Thursday, March 25, 2010

ENGROSSED  
Senate Bill No. 1775

ENGROSSED SENATE BILL NO. 1775 - By: BURRAGE, GUMM AND LEFTWICH of the Senate and SHERRER of the House.

An Act relating to landlord and tenant; amending 41 O.S. 2001, Section 113a, which relates to disclosure in rental agreements; requiring disclosure of certain information; 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 113a, is amended to read  
2 as follows:  
3 Section 113a. A. If the premises to be rented has been flooded within the past five  
4 (5) years, or has been the location of prior manufacturing of methamphetamine, and such  
5 fact is known to the landlord, the landlord shall include such information prominently  
6 and in writing as part of any written rental agreements. Failure to provide such  
7 information shall entitle any tenant who is a party to the rental agreement to sue the  
8 landlord of the premises in a court of appropriate jurisdiction and to recover the personal  
9 property damages sustained by the tenant from flooding of the premises or from the  
10 existence of prior manufacturing of methamphetamine.

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

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

6           COMMITTEE REPORT BY: COMMITTEE ON ECONOMIC DEVELOPMENT AND  
7 FINANCIAL SERVICES, dated 03-24-10 - DO PASS.