

EHB 3021

THE STATE SENATE
Monday, April 5, 2010

ENGROSSED

House Bill No. 3021

ENGROSSED HOUSE BILL NO. 3021 - By: Scott, Tibbs, Inman, Proctor and
Luttrell of the House and Burrage of the Senate.

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:

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

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

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

1. Except in the case of a single-family residence, keep all
common areas of his building, grounds, facilities and appurtenances
in a clean, safe and sanitary condition;

1 2. Make all repairs and do whatever is necessary to put and
2 keep the tenant's dwelling unit and premises in a fit and habitable
3 condition;

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

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

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

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

1 SECTION 2. This act shall become effective November 1, 2010.
2 COMMITTEE REPORT BY: COMMITTEE ON JUDICIARY, dated 3-30-10 - DO
3 PASS, As Coauthored.