

3 Senate Bill No. 1775

4 SENATE BILL NO. 1775 - By: Burrage of the Senate and Sherrer of the
5 House.

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

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

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

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

23 B. For the purpose of this section, "flooded and flooding"
24 shall mean general and temporary conditions of partial or complete
25 inundation of normally dry land areas and structures upon said areas

1 from the overflow of lakes, ponds, streams, rivers, creeks and any
2 other inland waters.

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

4 COMMITTEE REPORT BY: COMMITTEE ON JUDICIARY, dated 2-2-10 - DO PASS,
5 As Coauthored.