

1 STATE OF OKLAHOMA

2 2nd Session of the 52nd Legislature (2010)

3 HOUSE BILL 3021

By: Scott

4
5
6 AS INTRODUCED

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

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

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

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

22 B. A landlord shall at all times during the tenancy:
23
24

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

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

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

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

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

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

24

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

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

52-2-9269 LRB 12/16/09