

1 ENGROSSED HOUSE  
2 BILL NO. 1598

By: Martin (Steve), Jackson and  
Cooksey of the House

3 and

4 Jolley of the Senate  
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7 An Act relating to professions and occupations;  
8 modifying the Oklahoma Real Estate License Code;  
9 exempting licensees from certain duties; exempting  
10 licensees from liability for certain information  
11 regarding real estate; providing for codification;  
12 and providing an effective date.

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

14 SECTION 1. NEW LAW A new section of law to be codified  
15 in the Oklahoma Statutes as Section 858-515 of Title 59, unless  
16 there is created a duplication in numbering, reads as follows:

17 A real estate licensee shall have no duty to independently  
18 investigate or measure the dimension, size, or square footage of any  
19 real estate or the improvements located on the real estate. A real  
20 estate licensee shall have no duty to independently verify any  
21 representation from any third-party source of the dimension, size,  
22 or square footage of any real estate or the improvements located on  
23 the real estate. A real estate licensee shall not be held liable  
24 for the inaccuracy of any third-party representations so long as the  
licensee discloses to the potential purchaser any different

1 representations actually known to the licensee from any of the  
2 following sources:

3 1. An appraisal or measurement information prepared by a  
4 licensed appraiser and provided by the seller of the property;

5 2. A survey prepared by a licensed surveyor and provided by the  
6 seller of the property;

7 3. A tax assessor's public record; or

8 4. A builder's plan prepared by a licensed architect and  
9 provided by the seller of the property.

10 SECTION 2. This act shall become effective November 1, 2011.

11 Passed the House of Representatives the 17th day of March, 2011.

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Presiding Officer of the House of  
Representatives

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16 Passed the Senate the \_\_\_\_ day of \_\_\_\_\_, 2011.

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Presiding Officer of the Senate

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