

1 STATE OF OKLAHOMA

2 2nd Session of the 54th Legislature (2014)

3 HOUSE BILL 3335

By: Inman

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5
6 AS INTRODUCED

7 An Act relating to landlord and tenant; amending 41
8 O.S. 2011, Section 109, which relates to the Oklahoma
9 Residential Landlord and Tenant Act; providing for
10 limitation of rent during certain emergencies; and
11 providing an effective date.

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

13 SECTION 1. AMENDATORY 41 O.S. 2011, Section 109, is
14 amended to read as follows:

15 Section 109. A. In the absence of agreement, the occupants of
16 a dwelling unit shall pay to the landlord as rent the fair rental
17 value for the use and occupancy of the dwelling unit.

18 B. Rent shall be payable at the time and place agreed to by the
19 parties. Unless otherwise agreed, the entire rent shall be payable
20 at the dwelling unit at the beginning of any term of one (1) month
21 or less, while one (1) month's rent shall be payable at the
22 beginning of each month of a longer term.

23 C. In addition to the price-increase limitations provided in
24 Section 777.4 of Title 15 of the Oklahoma Statutes, no landlord

1 shall rent or lease or offer to rent or lease any dwelling unit
2 within one hundred (100) miles of an area in which an emergency has
3 been declared by the Governor of this state or by the President of
4 the United States and for one hundred eighty (180) days thereafter
5 for a price of more than ten percent (10%) above the rent charged by
6 that landlord for the dwelling unit immediately prior to the
7 declaration of emergency.

8 SECTION 2. This act shall become effective November 1, 2014.

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