

1 ENGROSSED HOUSE
2 BILL NO. 2393

By: Vancuren of the House

3 and

4 Rosino of the Senate
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7 An Act relating to landlord and tenant; amending 41
8 O.S. 2011, Section 111, as amended by Section 1,
9 Chapter 294, O.S.L. 2016 (41 O.S. Supp. 2018, Section
10 111), which relates to termination of tenancy;
11 modifying mailing of notice; and providing an
12 effective date.

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

14 SECTION 1. AMENDATORY 41 O.S. 2011, Section 111, as
15 amended by Section 1, Chapter 294, O.S.L. 2016 (41 O.S. Supp. 2018,
16 Section 111), is amended to read as follows:

17 Section 111. A. Except as otherwise provided in the Oklahoma
18 Residential Landlord and Tenant Act, when the tenancy is month-to-
19 month or tenancy at will, the landlord or tenant may terminate the
20 tenancy provided the landlord or tenant gives a written notice to
21 the other at least thirty (30) days before the date upon which the
22 termination is to become effective. The thirty-day period to
23 terminate shall begin to run from the date notice to terminate is
24 served as provided in subsection E of this section.

1 B. Except as otherwise provided in the Oklahoma Residential
2 Landlord and Tenant Act, when the tenancy is less than month-to-
3 month, the landlord or tenant may terminate the tenancy provided the
4 landlord or tenant gives to the other a written notice served as
5 provided in subsection E of this section at least seven (7) days
6 before the date upon which the termination is to become effective.

7 C. Unless earlier terminated under the provisions of the
8 Oklahoma Residential Landlord and Tenant Act or unless otherwise
9 agreed upon, a tenancy for a definite term expires on the ending
10 date thereof without notice.

11 D. If the tenant remains in possession without the landlord's
12 consent after the expiration of the term of the rental agreement or
13 its termination under the Oklahoma Residential Landlord and Tenant
14 Act, the landlord may immediately bring an action for possession and
15 damages. If the tenant's holdover is willful and not in good faith
16 the landlord may also recover an amount not more than twice the
17 average monthly rental, computed and prorated on a daily basis, for
18 each month or portion thereof that said tenant remains in
19 possession. If the landlord consents to the tenant's continued
20 occupancy, a month-to-month tenancy is thus created, unless the
21 parties otherwise agree.

22 E. The written notice, required by the Oklahoma Residential
23 Landlord and Tenant Act, to terminate any tenancy shall be served on
24 the tenant or landlord personally unless otherwise specified by law.

1 If the tenant cannot be located, service shall be made by delivering
2 the notice to any family member of such tenant over the age of
3 twelve (12) years residing with the tenant. If service cannot be
4 made on the tenant personally or on such family member, notice shall
5 be posted at a conspicuous place on the dwelling unit of the tenant.
6 If the notice is posted, a copy of such notice shall be mailed to
7 the tenant by certified mail or by mailing such notice through the
8 Firm Mailing Book for Accountable Mail as provided by the United
9 States Post Office. If service cannot be made on the landlord
10 personally, the notice shall be mailed to the landlord by certified
11 mail. For the purpose of this subsection, the word "landlord" shall
12 mean any person authorized to receive service of process and notice
13 pursuant to Section 116 of this title.

14 F. The provisions of this section shall not apply to an
15 occupant who has no rental agreement with the landlord and with whom
16 the landlord has not consented to creating a tenancy. A landlord
17 shall have the right to demand that such an occupant vacate the
18 dwelling unit or the premises or both and shall not be required to
19 commence eviction proceedings. If the occupant wrongfully fails to
20 comply within a reasonable time, the occupant shall, upon
21 conviction, be guilty of a trespass and may be punished by a fine
22 not to exceed Five Hundred Dollars (\$500.00).

23 SECTION 2. This act shall become effective November 1, 2019.
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1 Passed the House of Representatives the 7th day of March, 2019.

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4 Presiding Officer of the House
of Representatives

5 Passed the Senate the ____ day of _____, 2019.

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8 Presiding Officer of the Senate