

1                   **HOUSE OF REPRESENTATIVES - FLOOR VERSION**

2                               STATE OF OKLAHOMA

3                               1st Session of the 59th Legislature (2023)

4 COMMITTEE SUBSTITUTE  
5 FOR  
6 HOUSE BILL NO. 2058

By: Roberts

7  
8                               COMMITTEE SUBSTITUTE

9           An Act relating to landlord and tenant; enacting  
10          Murphy's Law; amending 41 O.S. 2021, Section 127,  
11          which relates to the duties of tenant; providing for  
12          landlord remedies for damages that exceed the rental  
13          security deposit; providing for noncodification; and  
14          providing an effective date.

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

16           SECTION 1.       NEW LAW       A new section of law not to be  
17          codified in the Oklahoma Statutes reads as follows:

18           This act shall be known and may be cited as "Murphy's Law".

19           SECTION 2.       AMENDATORY       41 O.S. 2021, Section 127, is  
20          amended to read as follows:

21           Section 127. The tenant shall at all times during the tenancy:

22           1. Keep that part of the premises which such tenant occupies  
23          and uses as safe, clean and sanitary as the condition of the  
24          premises permits;

1        2. Dispose from such tenant's dwelling unit all ashes, garbage,  
2 rubbish and other waste in a safe, clean and sanitary manner;

3        3. Keep all plumbing fixtures in the dwelling unit or used by  
4 the tenant as clean and sanitary as their condition permits;

5        4. Use in a safe and nondestructive manner all electrical,  
6 plumbing, sanitary, heating, ventilating, air-conditioning and other  
7 facilities and appliances including elevators in the premises;

8        5. Not deliberately or negligently destroy, deface, damage,  
9 impair or remove any part of the premises or permit any person,  
10 animal or pet to do so. Upon termination of a tenancy, if the

11 amount of damages the landlord has suffered by reason of the  
12 tenant's noncompliance with the Oklahoma Residential Landlord and  
13 Tenant Act and the rental agreement exceeds the security deposit,  
14 then Section 1760 of Title 21 of the Oklahoma Statutes may apply to  
15 the excess of such damages over the security deposit;

16        6. Not engage in conduct or allow any person or animal or pet,  
17 on the premises with the express or implied permission or consent of  
18 the tenant, to engage in conduct that will disturb the quiet and  
19 peaceful enjoyment of the premises by other tenants;

20        7. Comply with all covenants, rules, regulations and the like  
21 which are in accordance with Section 126 of this title; and

22        8. Not engage in criminal activity that threatens the health,  
23 safety or right of peaceful enjoyment of the premises by other  
24 tenants or is a danger to the premises, and not engage in any drug-

1 related criminal activity on or near the premises either personally  
2 or by any member of the tenant's household or any guest or other  
3 person under the tenant's control.

4 SECTION 3. This act shall become effective November 1, 2023.  
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6 COMMITTEE REPORT BY: COMMITTEE ON JUDICIARY - CIVIL, dated  
7 02/20/2023 - DO PASS, As Amended.  
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