

1 **HOUSE OF REPRESENTATIVES - FLOOR VERSION**

2 STATE OF OKLAHOMA

3 2nd Session of the 59th Legislature (2024)

4 HOUSE BILL 3036

 By: Stinson

7 AS INTRODUCED

8 An Act relating to civil procedure; amending 12 O.S.
9 2021, Section 1148.7, which relates to forcible entry
10 and detainer jury trials; removing the option of jury
11 trial for forcible entry and detainer actions;
12 retaining the option for a jury trial for other
13 actions; repealing 12 O.S. 2021, Section 1148.8,
14 which relates to procedure where no jury is
15 available; and providing an effective date.

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

16 SECTION 1. AMENDATORY 12 O.S. 2021, Section 1148.7, is
17 amended to read as follows:

18 Section 1148.7 A jury trial shall only be option for claims for
19 the collection of rent or damages to the premises, or claims arising
20 under the Oklahoma Residential Landlord and Tenant Act, and shall
21 not be option for forcible entry and detention actions. For suits
22 with actions for the forcible entry and detention, or detention
23 only, of real property, along with claims for the collection of rent
24 or damages to the premises, or claims arising under the Oklahoma

1 Residential Landlord and Tenant Act, and a jury trial is requested,
2 the suit for forcible entry and detention shall be severed from the
3 other claims in the suit and shall have its own non-jury trial. For
4 suits where a jury trial is an option if ~~If~~ neither party demands a
5 jury trial on or before the day of trial, the court shall try the
6 cause.

7 SECTION 2. REPEALER 12 O.S. 2021, Section 1148.8, is
8 hereby repealed.

9 SECTION 3. This act shall become effective November 1, 2024.

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COMMITTEE REPORT BY: COMMITTEE ON JUDICIARY - CIVIL, dated
02/12/2024 - DO PASS.