

COMMITTEE AMENDMENT
HOUSE OF REPRESENTATIVES
State of Oklahoma

SPEAKER:

CHAIR:

I move to amend HB3985 _____ Of the printed Bill
Page _____ Section _____ Lines _____

Of the Engrossed Bill

By deleting the content of the entire measure, and by inserting in lieu
thereof the following language:

AMEND TITLE TO CONFORM TO AMENDMENTS

Adopted: _____

Amendment submitted by: Trey Caldwell

Reading Clerk

1 STATE OF OKLAHOMA

2 2nd Session of the 60th Legislature (2026)

3 PROPOSED POLICY
4 COMMITTEE SUBSTITUTE
5 FOR
6 HOUSE BILL NO. 3985

7 By: Caldwell (Trey)

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9 PROPOSED POLICY COMMITTEE SUBSTITUTE

10 An Act relating to property; creating the Oklahoma
11 Safe Neighborhoods Act of 2026; defining terms;
12 providing rules for certain property owner or triple
13 net leaseholder claims; requiring compensation for
14 certain property damage; listing certain compensable
15 damages; providing for compensation in lieu of claims
16 for monetary damages; providing for how compensation
17 should be determined; determining limits for
compensation amounts; providing time period for
acceptance or rejection of claims; providing
procedural rules following the acceptance or
rejection of claims; limiting the number of claims
per year; permitting voluntary settlements; providing
exceptions; providing for codification; and providing
an effective date.

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

22 SECTION 1. NEW LAW A new section of law to be codified

23 in the Oklahoma Statutes as Section 1110 of Title 60, unless there
24 is created a duplication in numbering, reads as follows:

1 This act shall be known and may be cited as the "Oklahoma Safe
2 Neighborhoods Act of 2026".

3 SECTION 2. NEW LAW A new section of law to be codified
4 in the Oklahoma Statutes as Section 1111 of Title 60, unless there
5 is created a duplication in numbering, reads as follows:

6 As used in this act:

7 1. "Affected government" means a city, town, or county to which
8 a property owner is submitting a claim provided under this act;

9 2. "Fair market value" means the most likely price, estimated
10 in terms of money, which land would bring if sold in the open market,
11 with reasonable time allowed in which to find a purchaser, buying
12 with knowledge of all the uses and purposes to which the land is
13 adapted and for which the land is capable;

14 3. "Just compensation" means, for purposes of an action of
15 diminution in value, the sum of money that is equal to the reduction
16 in fair market value of the property resulting from the adoption of
17 the policy, pattern, or practice or maintenance of public nuisance;
18 and

19 4. "Property owner" means either the holder of fee title to
20 real property, or a triple net leaseholder.

21 SECTION 3. NEW LAW A new section of law to be codified
22 in the Oklahoma Statutes as Section 1112 of Title 60, unless there
23 is created a duplication in numbering, reads as follows:

1 A. Notwithstanding any other law, a property owner located in a
2 municipality with a population in excess of one hundred thirty
3 thousand (130,000) people, as determined by the most recent Federal
4 Decennial Census, may submit a claim for compensation in an amount
5 determined pursuant to subsection B of this section if an affected
6 government in which the real property is located adopts and follows
7 a policy, pattern, or practice of declining to enforce existing laws,
8 ordinances, or other legislation prohibiting illegal public camping,
9 obstructing public thoroughfares, loitering, panhandling, public
10 urination or defecation, public consumption of alcoholic beverages,
11 possession or use of illegal substances, or shoplifting, or if the
12 affected government in which the real property is located maintains
13 a public nuisance, and either of the following occurs:

14 1. The property owner incurs documented expenses to mitigate
15 the effects of such policy, pattern, practice, or public nuisance on
16 the property owner's real property; or
17 2. The fair market value of the property owner's private real
18 property is reduced by such policy, pattern, practice, or public
19 nuisance.

20 B. The amount of compensation to which the property owner is
21 entitled shall be, at the property owner's election, equal to
22 either:

23 1. The documented expenses incurred by the property owner that
24 were reasonably necessary to mitigate the effects of the policy,

1 pattern, practice, or public nuisance on the property owner's real
2 property; or

3 2. The reduction in fair market value of the property resulting
4 from the government policy, pattern, practice, or public nuisance.

5 C. The compensation allowed under this section:

6 1. Is in lieu of any claim for monetary damages; and
7 2. May not exceed the amount the property owner paid in the
8 prior tax year in primary property taxes to the affected government.

9 If the total amount of compensation determined pursuant to
10 subsection B of this section is more than the amount the property
11 owner paid in the prior tax year in primary property taxes to the
12 affected government and the claim is accepted, the affected
13 government shall pay the full amount of the primary property tax
14 back to the property owner. The property owner may submit a claim
15 for the remaining portion of the compensation in the following and
16 successive tax years, until the full amount is repaid. No interest
17 shall accrue on the unpaid amount.

18 SECTION 4. NEW LAW A new section of law to be codified
19 in the Oklahoma Statutes as Section 1113 of Title 60, unless there
20 is created a duplication in numbering, reads as follows:

21 A. Within thirty (30) days after a property owner submits a
22 written claim for compensation to the affected government in a
23 specific amount for reimbursement for mitigation expenses or just

1 compensation, the affected government shall accept or reject the
2 claim.

3 1. If the affected government accepts the claim, it shall pay
4 the amount requested to the property owner.

5 2. If the affected government rejects the claim or does not
6 respond to the claim within thirty (30) days, the property owner may
7 file a cause of action in the district court of the county in which
8 the real property is located to challenge the rejection of the
9 claim. The questions of whether the property owner is entitled to
10 the compensation and whether the amount of the claim is reasonable
11 are judicial questions.

12 B. In a cause of action filed pursuant to paragraph 2 of
13 subsection A of this section:

14 1. The affected government shall bear the burden of
15 demonstrating that its actions are lawful or that the amount of the
16 claim is unreasonable;

17 2. The property owner is not liable to the affected government
18 for attorney fees or costs; and

19 3. A prevailing property owner shall be awarded reasonable
20 attorney fees and costs.

21 C. No claim other than those expressly prescribed by this act
22 shall require submission as a prerequisite to demanding or receiving
23 reimbursement for mitigation expenses or just compensation pursuant
24 to this section.

1 D. A property owner may only receive one repayment per calendar
2 year under the provisions of Section 3 of this act.

3 E. If the policy, pattern, practice, or public nuisance remains
4 in place after the property owner submits a claim pursuant to this
5 section and there is demonstrable additional damage to the property,
6 the property owner is entitled to additional compensation under this
7 section in a subsequent tax year, unless the affected government and
8 the property owner enter into a knowing and voluntary settlement, or
9 the affected government ends the policy, pattern, or practice or
10 abates the public nuisance.

11 F. The remedy established by this section is in addition to any
12 other remedy that is provided by the laws and Constitution of
13 Oklahoma or the United States and is not intended to modify or
14 replace such remedies.

15 G. Nothing in this section prohibits the property owner from
16 entering into a knowing and voluntary settlement with the affected
17 government for an amount less than the property owner requested in
18 the claim submitted pursuant to this act.

19 SECTION 5. NEW LAW A new section of law to be codified
20 in the Oklahoma Statutes as Section 1114 of Title 60, unless there
21 is created a duplication in numbering, reads as follows:

22 This act shall not apply to:

23 1. Decisions by city, town, or county authorities to exercise
24 prosecutorial discretion not to prosecute alleged offenders if such

1 discretion is exercised on a case-by-case basis and the
2 justifications for each decision are published on a monthly basis by
3 the city, town, or county;

4 2. Acts of executive clemency; or

5 3. Acts or omissions mandated by federal law.

6 SECTION 6. This act shall become effective November 1, 2026.

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8 60-2-16171 ZSL 02/11/26

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