

1                   **HOUSE OF REPRESENTATIVES - FLOOR VERSION**

2                                   STATE OF OKLAHOMA

3                                   2nd Session of the 60th Legislature (2026)

4 COMMITTEE SUBSTITUTE  
5 FOR  
6 HOUSE BILL NO. 4139

By: Manger of the House

and

**Rosino** of the Senate

7  
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9                                   COMMITTEE SUBSTITUTE

10           An Act relating to home service contracts; enacting  
11           the Oklahoma Home Service Act; requiring home  
12           warranty companies to post fees; requiring certain  
13           certifications; setting time frame to assess certain  
14           claims; providing for codification; and providing an  
15           effective date.

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

17           SECTION 1.           NEW LAW           A new section of law to be codified  
18           in the Oklahoma Statutes as Section 7600 of Title 36, unless there  
19           is created a duplication in numbering, reads as follows:

20           A. This act shall be known and may be cited as the "Oklahoma  
21           Home Service Act".

22           B. Home warranty companies shall make visible in their  
23           principal place of business and official company website, if  
24           applicable, by posting in an inconspicuous location the following:

1. All applicable fees; and

1        2. Detailed pricing for covered modifications, including labor  
2 and parts.

3        C. Any employed or contracted repair personnel by the home  
4 warranty company shall:

5            1. Be bonded and insured;

6            2. Hold a valid state license; or

7            3. Present documented proof of required training or  
8 certifications.

9        D. Any employed or contracted repair personnel by the home  
10 warranty company performing work regulated by Oklahoma professional  
11 and occupational licensing and registration laws shall comply with  
12 all Oklahoma state licensing and registration laws, including  
13 holding a current license or registration in good standing.

14        E. Home warranty companies shall provide all specific licenses,  
15 training standards, or certifications required of hired contractors  
16 and employees to the policyholder within twenty-four (24) hours upon  
17 request.

18        F. Home warranty companies shall arrange the appropriate  
19 representative to assess any covered warranty item no later than  
20 forty-eight (48) hours after a claim is submitted.

21        SECTION 2. This act shall become effective November 1, 2026.

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23        COMMITTEE REPORT BY: COMMITTEE ON JUDICIARY AND PUBLIC SAFETY  
24        OVERSIGHT, dated 02/26/2026 - DO PASS, As Amended and Coauthored.