

1 **SENATE FLOOR VERSION**

2 February 24, 2026

3 SENATE BILL NO. 2106

By: Brooks of the Senate

4 and

5 Kannady of the House

6
7 An Act relating to cities and towns; requiring
8 municipalities to compensate certain property owners
9 in certain circumstances; providing for codification;
10 and providing an effective date.

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

12 SECTION 1. NEW LAW A new section of law to be codified
13 in the Oklahoma Statutes as Section 43-118 of Title 11, unless there
14 is created a duplication in numbering, reads as follows:

15 A municipality shall financially compensate the owner of a
16 property within such municipality if such owner demonstrates that
17 the municipality has used a reversion ordinance to change zoning to
18 a prior designation, and that reversion has resulted in a negative
19 financial impact on the value of such property. The municipality
20 shall compensate the owner the difference between the appraised
21 value of the property prior to and after the zoning reversion

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

23 COMMITTEE REPORT BY: COMMITTEE ON LOCAL AND COUNTY GOVERNMENT
24 February 24, 2026 - DO PASS