

STATE OF OKLAHOMA

2nd Session of the 60th Legislature (2026)

SENATE BILL 1296

By: Nice

AS INTRODUCED

An Act relating to the Oklahoma Residential Landlord and Tenant Act; amending 41 O.S. 2021, Section 109, which relates to rent; establishing certain restrictions on rent increases; requiring certain notice; providing exception to certain restrictions; establishing certain penalties; and providing an effective date.

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

SECTION 1. AMENDATORY 41 O.S. 2021, Section 109, is amended to read as follows:

Section 109. A. In the absence of agreement, the occupants of a dwelling unit shall pay to the landlord as rent the fair rental value for the use and occupancy of the dwelling unit.

B. Rent shall be payable at the time and place agreed to by the parties. Unless otherwise agreed, the entire rent shall be payable at the dwelling unit at the beginning of any term of one (1) month or less, while one (1) month's rent shall be payable at the beginning of each month of a longer term.

C. If a rental agreement is a month-to-month tenancy, the landlord shall not increase the rent:

1 1. Without giving each affected tenant notice in writing at
2 least ninety (90) days prior to the effective date of the rent
3 increase; and

4 2. During any twelve-month period, in an amount greater than
5 seven percent (7%) plus the Consumer Price Index above the existing
6 rent.

7 D. The written notice required by paragraph 1 of subsection C
8 of this section shall include:

9 1. The amount of the rent increase;

10 2. The amount of the new rent;

11 3. The date on which the rent increase shall take effect; and

12 4. If applicable, facts supporting an exemption as authorized
13 by subsection E of this section.

14 E. A landlord shall not be subject to paragraph 2 of subsection
15 C of this section if the landlord is providing reduced rent to the
16 tenant as part of a federal, state, or local program or subsidy.

17 F. A landlord who raises rent in violation of paragraph 2 of
18 subsection C of this section shall be liable to the tenant in an
19 amount equal to three (3) months' rent plus actual damages incurred
20 by the tenant.

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

23 60-2-3097

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