

STATE OF OKLAHOMA

2nd Session of the 60th Legislature (2026)

SENATE BILL 1519

By: McIntosh

AS INTRODUCED

An Act relating to municipal zoning; defining terms; prohibiting a municipal governing body from adopting certain regulations; allowing a municipal governing body to adopt certain regulations; providing for codification; and providing an effective date.

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

SECTION 1. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 43-117 of Title 11, unless there is created a duplication in numbering, reads as follows:

A. As used in this section:

1. "Business" has the same meaning as that provided in Section 2001 of Title 18 of the Oklahoma Statutes;

2. "Home-based business" means a business that is operated:

- a. on a residential property,
- b. by the owner or tenant of such property, and
- c. for the purpose of:

- (1) manufacturing, providing, or selling a lawful good, or
- (2) providing a lawful service;

3. "No-impact home-based business" means a home-based business that:

- a. has, at any time on the residential property where such business is operated, a total number of employees, clients, or patrons of such business that does not exceed the occupancy limit for such property established by municipal ordinance,
- b. does not generate on-street parking or a substantial increase in vehicular traffic in the surrounding area,
- c. conducts business activities in a manner which prevents the viewing of such activities from any street or highway, and
- d. does not substantially increase noise of the surrounding area or otherwise violate any regulation of noise established by municipal ordinance; and

4. "Short-term rental unit" means any residential dwelling, or a portion of such dwelling, that is rented for a period of less than thirty (30) consecutive days.

B. No municipal governing body may adopt or enforce any ordinance, regulation, or measure that:

1 1. Prohibits the operation of a no-impact home-based business
2 within the limits of the municipality;

3 2. Requires a person operating a no-impact home-based business,
4 or owning the property where such business operates, to obtain a
5 license, permit, or any other form of approval to operate such
6 business; or

7 3. Requires a person operating a no-impact home-based business,
8 or owning the property where such business operates, to:

9 a. file for a zoning change allowing for a non-
10 residential use of such property, or

11 b. install a fire suppression system if the property
12 where such business operates exclusively consists of:

13 (1) a single-family detached residential structure,
14 or

15 (2) a multi-family residential structure with not
16 more than two residential units.

17 C. Except as provided for in subsection B of this section, a
18 municipal governing body may adopt or enforce an ordinance,
19 regulation, or measure that requires a no-impact home-based business
20 to:

21 1. Be in compliance with federal, state, and local law,
22 including:

23 a. municipal fire and building code, and

24 b. municipal regulations related to:
25

- (1) health and sanitation,
- (2) transportation or traffic control,
- (3) solid or hazardous waste,
- (4) pollution and noise control, or
- (5) nuisance, as provided by Section 22-121 of Title 11 of the Oklahoma Statutes;

2. Be compatible with the residential use of the property where such business is located;

3. Ensure that any business activities are secondary to the use of such property as a dwelling; and

4. Not engage in:

- a. the sale of alcohol or trafficking of illegal drugs,
- b. the operation of a transitional living facility or halfway house, as defined in Section 3-403 of Title 43A of the Oklahoma Statutes, or
- c. the operation of a sexually oriented business, as defined in Section 1040.55 of Title 21 of the Oklahoma Statutes.

D. The provisions of this section shall not be construed as prohibiting:

1. Any person from enforcing a rule or deed restriction imposed by a homeowners' association or by other private agreement;

2. A municipal governing body from adopting or enforcing an ordinance regulating the operation of a short-term rental unit; or

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3. A municipal governing body from carrying out its obligation
to ensure the public safety of the municipality.

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

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