

STATE OF OKLAHOMA

2nd Session of the 60th Legislature (2026)

SENATE BILL 1624

By: Thompson

AS INTRODUCED

An Act relating to short-term listings; defining terms; prohibiting certain short-term listings without certain consent; requiring certain consent from all owners of certain property; requiring certain short-term rental platform to verify certain consent of all listings; requiring certain suspension or deactivation of certain listings; requiring certain consent before reactivation of certain short-term listing; providing for certain fees; providing for certain penalties; 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 1030 of Title 15, unless there is created a duplication in numbering, reads as follows:

As used in this act:

1. "Consent" means an affirmative, verifiable authorization executed by an owner of record, including electronic signatures in compliance with the Uniform Electronic Transactions Act;

1 2. "Objection" means any written or electronic communication
2 from an owner of record stating that the property shall not be
3 listed, offered, or made available as a short-term rental;

4 3. "Owner of record" means any person whose ownership interest
5 appears on the most recently filed deed or instrument recorded with
6 the county clerk in the county where the property is located;

7 4. "Short-term rental" means any lease, license, or agreement
8 allowing occupancy of a residential property, or a portion of a
9 residential property, for less than thirty (30) consecutive days in
10 exchange for compensation; and

11 5. "Short-term rental platform" means any online marketplace,
12 website, application, digital service, or other similar platform
13 that advertises, lists, brokers, or facilitates bookings of short-
14 term rentals.

15 SECTION 2. NEW LAW A new section of law to be codified
16 in the Oklahoma Statutes as Section 1030.1 of Title 15, unless there
17 is created a duplication in numbering, reads as follows:

18 A. No property in which more than one person holds an ownership
19 interest shall be offered, advertised, listed, or made available as
20 a short-term rental unless all owners of record have provided
21 consent. No individual owner, regardless of ownership percentage,
22 shall unilaterally authorize, post, list, lease, or otherwise permit
23 short-term rental of jointly owned property without the consent of
24 all owners on record.

1 B. Prior to activating, publishing, or maintaining any short-
2 term rental listing, a short-term rental platform shall:

3 1. Verify the identities of all owners of record through
4 publicly available county clerk records;

5 2. Obtain documented consent from each owner of record; and

6 3. Retain documentation of such consent for at least five (5)
7 years.

8 C. Consent shall be obtained by each individual owner of record
9 and shall be capable of being independently verified by a short-term
10 rental platform.

11 D. Upon receipt of an objection from any owner of record, the
12 platform shall immediately suspend or deactivate the listing. No
13 listing shall be reactivated unless the platform obtains new consent
14 from all owners of record.

15 E. Nothing in this act shall be construed to require county
16 clerks to conduct verification for the provisions of this act.

17 F. The Attorney General may promulgate rules necessary to
18 enforce the provisions of this act.

19 G. A short-term rental platform that activates, maintains, or
20 fails to deactivate a listing in violation of this section shall be
21 subject to civil penalties not to exceed Five Thousand Dollars
22 (\$5,000.00) per violation, liability for actual damages incurred by
23 any non-consenting owner of record, or injunctive relief. Each day
24

1 that a noncompliant listing remains active shall constitute a
2 separate violation.

3 SECTION 3. This act shall become effective November 1, 2026.

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