

1 STATE OF OKLAHOMA

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

3 HOUSE BILL 3386

By: Clinton

6 AS INTRODUCED

7 An Act relating to landlord and tenant; amending 41
8 O.S. 2021, Section 131, which relates to delinquent
9 rent; requiring court-supervised mediation prior to a
landlord terminating a rental agreement when minor
children reside at the leased premises; and providing
an effective date.

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

13 SECTION 1. AMENDATORY 41 O.S. 2021, Section 131, is
14 amended to read as follows:

15 Section 131. A. If rent is unpaid when due, the landlord may
16 bring an action for recovery of the rent at any time thereafter or
17 the landlord may wait until the expiration of the period allowed for
18 curing a default by the tenant, as prescribed in subsection B of
19 this section, before bringing such action.

20 B. A landlord may terminate a rental agreement for failure to
21 pay rent when due, if the tenant fails to pay the rent within five
22 (5) days after written notice of landlord's demand for payment,
23 except when there are minor children residing at the leased
24 premises, in which case a court-supervised mediation must occur

1 prior to terminating a rental agreement. The notice may be given
2 before or after the landlord files any action authorized by
3 subsection A of this section. Demand for past due rent is deemed a
4 demand for possession of the premises and no further notice to quit
5 possession need be given by the landlord to the tenant for any
6 purpose.

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

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