

STATE OF OKLAHOMA

2nd Session of the 60th Legislature (2026)

HOUSE BILL 4139

By: Manger

AS INTRODUCED

An Act relating to home service contracts; enacting the Oklahoma Home Warranty Transparency Act; requiring home warranty companies to post fees; requiring certain certifications; setting time frame to assess certain claims; 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 7600 of Title 36, unless there is created a duplication in numbering, reads as follows:

A. This act shall be known and may be cited as the "Oklahoma Home Warranty Transparency Act".

B. Home warranty companies shall make visible in their principal place of business and official company website, if applicable, by posting in an inconspicuous location the following:

1. All applicable fees; and
2. Detailed pricing for covered modifications, including labor and parts.

1 C. Any employed or contracted repair personnel by the home
2 warranty company shall:

- 3 1. Be bonded and insured;
4 2. Hold a valid state license; or
5 3. Present documented proof of required training or
6 certifications.

7 D. Home warranty companies shall provide all specific licenses,
8 training standards, or certifications required of hired contractors
9 and employees to the policy holder within twenty-four (24) hours
10 upon request.

11 E. Home warranty companies shall arrange the appropriate
12 representative to assess any covered warranty item no later than
13 forty-eight (48) hours after a claim is submitted.

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

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