1	HOUSE OF REPRESENTATIVES - FLOOR VERSION
2	STATE OF OKLAHOMA
3	1st Session of the 58th Legislature (2021)
4	HOUSE BILL 1564 By: Gann of the House
5	and
6	Stephens of the Senate
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9	AS INTRODUCED
10	An Act relating to landlord and tenant; amending 41
11	O.S. 2011, Section 131, which relates to delinquent rent; prohibiting discretion to extend terms of
12	tenancy; providing for enforcement of right to possession; authorizing late payment fee; providing
13	for enforcement of act; and providing an effective date.
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16	BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:
17	SECTION 1. AMENDATORY 41 O.S. 2011, Section 131, is
18	amended to read as follows:
19	Section 131. A. If rent is unpaid when due, the landlord may
20	bring an action for recovery of the rent at any time thereafter or
21	the landlord may wait until the expiration of the period allowed for
22	curing a default by the tenant, as prescribed in subsection B of
23	this section, before bringing such action.
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- B. A landlord may terminate a rental agreement for failure to pay rent when due, if the tenant fails to pay the rent within five (5) days after written notice of landlord's demand for payment. notice may be given before or after the landlord files any action authorized by subsection A of this section. Demand for past due rent is deemed a demand for possession of the premises and no further notice to quit possession need be given by the landlord to the tenant for any purpose.
 - C. The courts shall have no discretion to extend the terms of tenancy and shall grant possession immediately upon entry of judgment. The terms of the rental agreement shall be recognized by the courts in the event that tenant has failed to pay rent in accordance with the rental agreement.
 - D. Upon entry of a judgment for any action brought for forcible entry and detainer, a landlord may immediately apply to the local sheriff for enforcement of the right to possession.
 - E. A rental agreement may provide for a late payment fee to apply in the event of a tenant's failure to pay in accordance with the terms of the rental agreement. Any late payment shall not exceed an amount equal to fifteen percent (15%) of the monthly rent and may be enforced by landlord in an action for unpaid rent or forcible entry and detainer.
 - F. All provisions in the Oklahoma Residential Landlord and Tenant Act shall be enforceable even in event of a catastrophic

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1	health emergency as defined by Section 61 of Title 63 of the
2	Oklahoma Statutes.
3	SECTION 2. This act shall become effective November 1, 2021.
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5	COMMITTEE REPORT BY: COMMITTEE ON BUSINESS AND COMMERCE, dated
6	02/10/2021 - DO PASS, As Coauthored.
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HB1564 HFLR BOLD FACE denotes Committee Amendments.