## 1 HOUSE OF REPRESENTATIVES - FLOOR VERSION 2 STATE OF OKLAHOMA 3 1st Session of the 55th Legislature (2015) 4 HOUSE BILL 1577 By: Williams of the House 5 and Anderson of the Senate 6 7 8 AS INTRODUCED 9 An Act relating to landlord and tenant; amending 41 10 O.S. 2011, Section 115, which relates to security deposits; modifying time limit for landlord to return 11 security deposit; and providing an effective date. 12 1.3 14 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA: 15 SECTION 1. AMENDATORY 41 O.S. 2011, Section 115, is 16 amended to read as follows: 17 Section 115. A. Any damage or security deposit required by a 18 landlord of a tenant must be kept in an escrow account for the 19 tenant, which account shall be maintained in the State of Oklahoma 20 with a federally insured financial institution. Misappropriation of 21 the security deposit shall be unlawful and punishable by a term in a 22 county jail not to exceed six (6) months and by a fine in an amount 23 not to exceed twice the amount misappropriated from the escrow 24 account.

1	B. Upon termination of the tenancy, any security deposit held
2	by the landlord may be applied to the payment of accrued rent and
3	the amount of damages which the landlord has suffered by reason of
4	the tenant's noncompliance with this act and the rental agreement,
5	all as itemized by the landlord in a written statement delivered by
6	mail to be by return receipt requested and to be signed for by any
7	person of statutory service age at such address or in person to the
8	tenant if he can reasonably be found. If the landlord proposes to
9	retain any portion of the security deposit for rent, damages or
10	other legally allowable charges under the provisions of this act or
11	the rental agreement, the landlord shall return the balance of the
12	security deposit without interest to the tenant within thirty (30)
13	forty five (45) days after the termination of tenancy, delivery of
14	possession and written demand by the tenant. If the tenant does not
15	make such written demand of such deposit within six (6) months after
16	termination of the tenancy, the deposit reverts to the landlord in
17	consideration of the costs and burden of maintaining the escrow
18	account, and the interest of the tenant in that deposit terminates
19	at that time.

C. Upon cessation of a landlord's interest in the dwelling unit including, but not limited to, termination of interest by sale, assignment, death, bankruptcy, appointment of receiver or otherwise, the person in possession of the tenants' damage or security deposits

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- 1 at his option or pursuant to court order shall, within a reasonable 2 time:
  - 1. Transfer said deposits to the landlord's successor in interest and notify the tenants in writing of such transfer and of the transferee's name and address; or
    - 2. Return the deposits to the tenants.
  - D. Upon receipt of the transferred deposits under paragraph 1 of subsection C of this section, the transferee, in relation to such deposits, shall have all the rights and obligations of a landlord holding such deposits under this act.
  - E. If a landlord or manager fails to comply with this section or fails to return any prepaid rent required to be paid to a tenant under this act, the tenant may recover the damage and security deposit and prepaid rent, if any.
  - F. Except as otherwise provided by the rental agreement, a tenant shall not apply or deduct any portion of the security deposit from the last month's rent or use or apply such tenant's security deposit at any time in lieu of payment of rent.
  - G. This section does not preclude the landlord or tenant from recovering other damages to which he may be entitled under this act.
- 21 | SECTION 2. This act shall become effective November 1, 2015.

COMMITTEE REPORT BY: COMMITTEE ON ECONOMIC DEVELOPMENT, COMMERCE, AND REAL ESTATE, dated 02/12/2015 - DO PASS, As Coauthored.

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