

1 STATE OF OKLAHOMA

2 1st Session of the 59th Legislature (2023)

3 COMMITTEE SUBSTITUTE
4 FOR

5 HOUSE BILL NO. 2058

6 By: Roberts

7 COMMITTEE SUBSTITUTE

8 An Act relating to landlord and tenant; enacting
9 Murphy's Law; amending 41 O.S. 2021, Section 127,
10 which relates to the duties of tenant; providing for
11 landlord remedies for damages that exceed the rental
12 security deposit; providing for noncodification; and
13 providing an effective date.

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

15 SECTION 1. NEW LAW A new section of law not to be
16 codified in the Oklahoma Statutes reads as follows:

17 This act shall be known and may be cited as "Murphy's Law".

18 SECTION 2. AMENDATORY 41 O.S. 2021, Section 127, is
19 amended to read as follows:

20 Section 127. The tenant shall at all times during the tenancy:

21 1. Keep that part of the premises which such tenant occupies
22 and uses as safe, clean and sanitary as the condition of the
23 premises permits;

24 2. Dispose from such tenant's dwelling unit all ashes, garbage,
rubbish and other waste in a safe, clean and sanitary manner;

1 3. Keep all plumbing fixtures in the dwelling unit or used by
2 the tenant as clean and sanitary as their condition permits;

3 4. Use in a safe and nondestructive manner all electrical,
4 plumbing, sanitary, heating, ventilating, air-conditioning and other
5 facilities and appliances including elevators in the premises;

6 5. Not deliberately or negligently destroy, deface, damage,
7 impair or remove any part of the premises or permit any person,
8 animal or pet to do so. Upon termination of a tenancy, if the
9 amount of damages the landlord has suffered by reason of the
10 tenant's noncompliance with the Oklahoma Residential Landlord and
11 Tenant Act and the rental agreement exceeds the security deposit,
12 then Section 1760 of Title 21 of the Oklahoma Statutes may apply to
13 the excess of such damages over the security deposit;

14 6. Not engage in conduct or allow any person or animal or pet,
15 on the premises with the express or implied permission or consent of
16 the tenant, to engage in conduct that will disturb the quiet and
17 peaceful enjoyment of the premises by other tenants;

18 7. Comply with all covenants, rules, regulations and the like
19 which are in accordance with Section 126 of this title; and

20 8. Not engage in criminal activity that threatens the health,
21 safety or right of peaceful enjoyment of the premises by other
22 tenants or is a danger to the premises, and not engage in any drug-
23 related criminal activity on or near the premises either personally
24

1 or by any member of the tenant's household or any guest or other
2 person under the tenant's control.

3 SECTION 3. This act shall become effective November 1, 2023.

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