

STATE OF OKLAHOMA

2nd Session of the 59th Legislature (2024)

SENATE BILL 1727

By: Garvin

AS INTRODUCED

An Act relating to the Oklahoma Residential Landlord and Tenant Act; amending 41 O.S. 2021, Section 118, which relates to duties of landlord and tenant; requiring maintenance of certain equipment; making language gender neutral; and providing an effective date.

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

SECTION 1. AMENDATORY 41 O.S. 2021, Section 118, is amended to read as follows:

Section 118. A. A landlord shall at all times during the tenancy:

1. Except in the case of a single-family residence, keep all common areas of his building, grounds, facilities and appurtenances in a clean, safe and sanitary condition;

2. Make all repairs and do whatever is necessary to put and keep the tenant's dwelling unit and premises in a fit and habitable condition;

3. Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, smoke detecting or fire preventing, and other

1 facilities and appliances, including elevators, supplied or required  
2 to be supplied by ~~him~~ the landlord;

3 4. Except in the case of one- or two-family residences or where  
4 provided by a governmental entity, provide and maintain appropriate  
5 receptacles and conveniences for the removal of ashes, garbage,  
6 rubbish and other waste incidental to the occupancy of the dwelling  
7 unit and arrange for the frequent removal of such wastes; and

8 5. Except in the case of a single-family residence or where the  
9 service is supplied by direct and independently metered utility  
10 connections to the dwelling unit, supply running water and  
11 reasonable amounts of hot water at all times and reasonable heat.

12 B. The landlord and tenant of a dwelling unit may agree by a  
13 conspicuous writing independent of the rental agreement that the  
14 tenant is to perform specified repairs, maintenance tasks,  
15 alterations or remodeling.

16 C. Prior to the commencement of a rental agreement, if a  
17 landlord knows or has reason to know that the dwelling unit or any  
18 part of the premises was used in the manufacture of methamphetamine,  
19 the landlord shall disclose this information to a prospective  
20 tenant. Provided however, if the landlord has had the level of  
21 contamination assessed within the dwelling unit or pertinent part of  
22 the premises, and it has been determined that the level of  
23 contamination does not exceed one-tenth of one microgram (0.1 mcg)  
24 per one hundred square centimeters (100 cm<sup>2</sup>) of surface materials

1 within the dwelling unit or pertinent part of the premises, no  
2 disclosure shall be required.

3 SECTION 2. This act shall become effective November 1, 2024.

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