

# An Act

ENROLLED SENATE  
BILL NO. 200

By: Montgomery of the Senate

and

Pae, Nichols, Fugate and  
Ranson of the House

An Act relating to landlord and tenant; amending 41 O.S. 2011, Sections 111, as last amended by Section 1, Chapter 115, O.S.L. 2019, and 113 (41 O.S. Supp. 2020, Section 111), which relate to termination of tenancy and rental agreements; authorizing early termination of tenancy under certain circumstances; providing for liability for certain economic loss; prohibiting certain provision in rental agreement; prohibiting denial of tenancy under certain circumstances; updating statutory references; providing for codification; and providing an effective date.

SUBJECT: Landlord and tenant

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

SECTION 1. AMENDATORY 41 O.S. 2011, Section 111, as last amended by Section 1, Chapter 115, O.S.L. 2019 (41 O.S. Supp. 2020, Section 111), is amended to read as follows:

Section 111. A. Except as otherwise provided in the Oklahoma Residential Landlord and Tenant Act, when the tenancy is month-to-month or tenancy at will, the landlord or tenant may terminate the tenancy provided the landlord or tenant gives a written notice to the other at least thirty (30) days before the date upon which the

termination is to become effective. The thirty-day period to terminate shall begin to run from the date notice to terminate is served as provided in subsection E of this section.

B. Except as otherwise provided in the Oklahoma Residential Landlord and Tenant Act, when the tenancy is less than month-to-month, the landlord or tenant may terminate the tenancy provided the landlord or tenant gives to the other a written notice served as provided in subsection E of this section at least seven (7) days before the date upon which the termination is to become effective.

C. Unless earlier terminated under the provisions of the Oklahoma Residential Landlord and Tenant Act or unless otherwise agreed upon, a tenancy for a definite term expires on the ending date thereof without notice.

D. If the tenant remains in possession without the landlord's consent after the expiration of the term of the rental agreement or its termination under the Oklahoma Residential Landlord and Tenant Act, the landlord may immediately bring an action for possession and damages. If the tenant's holdover is willful and not in good faith the landlord may also recover an amount not more than twice the average monthly rental, computed and prorated on a daily basis, for each month or portion thereof that ~~said~~ the tenant remains in possession. If the landlord consents to the tenant's continued occupancy, a month-to-month tenancy is thus created, unless the parties otherwise agree.

E. The written notice, required by the Oklahoma Residential Landlord and Tenant Act, to terminate any tenancy shall be served on the tenant or landlord personally unless otherwise specified by law. If the tenant cannot be located, service shall be made by delivering the notice to any family member of such tenant over the age of twelve (12) years residing with the tenant. If service cannot be made on the tenant personally or on such family member, notice shall be posted at a conspicuous place on the dwelling unit of the tenant. If the notice is posted, a copy of such notice shall be mailed to the tenant by certified mail or by mailing such notice through the Firm Mailing Book for Accountable Mail as provided by the United States Post Office. If service cannot be made on the landlord personally, the notice shall be mailed to the landlord by certified mail. For the purpose of this subsection, the word "landlord" shall

mean any person authorized to receive service of process and notice pursuant to Section 116 of this title.

F. A victim of domestic violence, sexual violence or stalking may terminate a lease without penalty by providing written notice and a protective order of an incident of such violence within thirty (30) days of such incident, unless the landlord waives such time period.

G. The provisions of this section shall not apply to an occupant who has no rental agreement with the landlord and with whom the landlord has not consented to creating a tenancy. A landlord shall have the right to demand that such an occupant vacate the dwelling unit or the premises or both and shall not be required to commence eviction proceedings. If the occupant wrongfully fails to comply within a reasonable time, the occupant shall, upon conviction, be guilty of a trespass and may be punished by a fine not to exceed Five Hundred Dollars (\$500.00).

SECTION 2. AMENDATORY 41 O.S. 2011, Section 113, is amended to read as follows:

Section 113. A. A rental agreement may not provide that either party thereto:

1. Agrees to waive or forego rights or remedies under ~~this act~~ the Oklahoma Residential Landlord and Tenant Act;

2. Authorizes any person to confess judgment on a claim arising out of the rental agreement;

3. Agrees to pay the other party's attorney's fees;

4. Agrees to the exculpation, limitation or indemnification of any liability arising under law for damages or injuries to persons or property caused by or resulting from the acts or omissions of either party, their agents, servants or employees in the operation or maintenance of the dwelling unit or the premises of which it is a part; ~~or~~

5. Agrees to the establishment of a lien except as allowed by ~~this act~~ the Oklahoma Residential Landlord and Tenant Act in and to the property of the other party; or

6. Agrees to waive or limit his or her right to summon a peace officer or other emergency assistance in an emergency.

B. A provision prohibited by subsection A of this section and included in a rental agreement is unenforceable.

SECTION 3. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 113.3 of Title 41, unless there is created a duplication in numbering, reads as follows:

A landlord shall not deny, refuse to renew or terminate a tenancy because the applicant, tenant or member of the household is a victim or alleged victim of domestic violence, sexual violence or stalking regardless of whether there exists a current protective order. A landlord shall not deny a tenancy or retaliate against a tenant because the applicant or tenant has previously terminated a rental agreement because the applicant or tenant is a victim of domestic violence, sexual violence or stalking.

SECTION 4. This act shall become effective November 1, 2021.

Passed the Senate the 28th day of April, 2021.

\_\_\_\_\_  
Presiding Officer of the Senate

Passed the House of Representatives the 12th day of April, 2021.

\_\_\_\_\_  
Presiding Officer of the House  
of Representatives

OFFICE OF THE GOVERNOR

Received by the Office of the Governor this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

By: \_\_\_\_\_

Approved by the Governor of the State of Oklahoma this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

\_\_\_\_\_  
Governor of the State of Oklahoma

OFFICE OF THE SECRETARY OF STATE

Received by the Office of the Secretary of State this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

By: \_\_\_\_\_