

1 **HOUSE OF REPRESENTATIVES - FLOOR VERSION**

2 STATE OF OKLAHOMA

3 1st Session of the 58th Legislature (2021)

4 HOUSE BILL 1619

 By: Bennett

7 AS INTRODUCED

8 An Act relating to landlord and tenant; amending 41
9 O.S. 2011, Section 131, which relates to delinquent
10 rent; modifying time requirement for payment of
 delinquent rent before rental agreement is
 terminated; and providing an effective date.

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

14 SECTION 1. AMENDATORY 41 O.S. 2011, Section 131, is
15 amended to read as follows:

16 Section 131. A. If rent is unpaid when due, the landlord may
17 bring an action for recovery of the rent at any time thereafter or
18 the landlord may wait until the expiration of the period allowed for
19 curing a default by the tenant, as prescribed in subsection B of
20 this section, before bringing such action.

21 B. A landlord may terminate a rental agreement for failure to
22 pay rent when due, if the tenant fails to pay the rent within ~~five~~
23 ~~(5)~~ fifteen (15) days after written notice of the landlord's demand
24 for payment. The notice may be given before or after the landlord

1 files any action authorized by subsection A of this section. Demand
2 for past due rent is deemed a demand for possession of the premises
3 and no further notice to quit possession need be given by the
4 landlord to the tenant for any purpose.

5 SECTION 2. This act shall become effective November 1, 2021.

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7 COMMITTEE REPORT BY: COMMITTEE ON BUSINESS AND COMMERCE, dated
8 02/24/2021 - DO PASS.

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