

1 STATE OF OKLAHOMA

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

3 HOUSE BILL 1988

By: Dollens

4
5
6 AS INTRODUCED

7 An Act relating to landlord and tenant; amending 41
8 O.S. 2021, Section 118, which relates to the duties
9 of landlord and tenant; requiring all rental
10 properties to have air-conditioning; and providing an
effective date.

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

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

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

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

19 2. Make all repairs and do whatever is necessary to put and
20 keep the tenant's dwelling unit and premises in a fit and habitable
21 condition as well as providing all rental properties with air-
22 conditioning;

23 3. Maintain in good and safe working order and condition all
24 electrical, plumbing, sanitary, heating, ventilating, air-

1 conditioning and other facilities and appliances, including
2 elevators, supplied or required to be supplied by him;

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 cm²) 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, 2023.

4

5 59-1-5490 JL 12/06/22

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24