

**COMMITTEE AMENDMENT**  
HOUSE OF REPRESENTATIVES  
State of Oklahoma

SPEAKER:

CHAIR:

I move to amend SB1994 \_\_\_\_\_  
Of the printed Bill  
Page \_\_\_\_\_ Section \_\_\_\_\_ Lines \_\_\_\_\_  
Of the Engrossed Bill

By striking the Title, the Enacting Clause, the entire bill, and by inserting in lieu thereof the following language:

**AMEND TITLE TO CONFORM TO AMENDMENTS**

Adopted: \_\_\_\_\_

Amendment submitted by: Ross Ford

\_\_\_\_\_

\_\_\_\_\_  
Reading Clerk

1 STATE OF OKLAHOMA

2 2nd Session of the 59th Legislature (2024)

3 PROPOSED  
4 COMMITTEE SUBSTITUTE  
5 FOR ENGROSSED  
6 SENATE BILL NO. 1994

By: Standridge, Bullard,  
Hamilton, and Jett of the  
Senate

7 and

8 Ford of the House  
9

10 PROPOSED COMMITTEE SUBSTITUTE

11 An Act relating to unlawful occupation of property;  
12 authorizing property owners or their authorized  
13 agents to request assistance from the sheriff from  
14 where the property is located for the immediate  
15 removal of unauthorized occupants from the property  
16 under certain conditions; requiring such owners or  
17 agents to submit a specified completed and verified  
18 complaint; specifying requirements for the complaint;  
19 providing requirements for the sheriff; authorizing a  
20 sheriff to arrest an unauthorized occupant for legal  
21 cause; providing that sheriffs are entitled to a  
22 specified fee for service of such notice; authorizing  
23 the owner or agent to request that the sheriff stand  
24 by while the owner or agent takes possession of the  
property; authorizing the sheriff to charge a  
reasonable hourly rate; providing that the sheriff is  
not liable to any party for loss, destruction, or  
damage; providing that the property owner or agent is  
not liable to any party for the loss or destruction  
of, or damage to, personal property unless it was  
wrongfully removed; providing civil remedies;  
providing criminal penalties for those who are  
removed from the property under this act who cause  
intention damages to the property; providing criminal  
penalties for any person who knowingly and willfully  
presents a false document purporting to be a valid  
lease agreement, deed, or other instrument conveying

1 real property rights; providing that this act shall  
2 not be used to circumvent any rights or laws  
3 governing the landlord tenant relationship; providing  
4 for codification; and declaring an emergency.

5  
6 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

7 SECTION 1. NEW LAW A new section of law to be codified  
8 in the Oklahoma Statutes as Section 1354 of Title 21, unless there  
9 is created a duplication in numbering, reads as follows:

10 A. A property owner or his or her authorized agent may request  
11 from the sheriff of the county in which the property is located the  
12 immediate removal of a person or persons unlawfully occupying real  
13 property pursuant to this section if all of the following conditions  
14 are met:

15 1. The requesting person is the property owner or authorized  
16 agent of the property owner;

17 2. An unauthorized person or persons have unlawfully entered  
18 and remain or continue to reside on the property owner's property;

19 3. The real property was not open to members of the public at  
20 the time the unauthorized person or persons entered;

21 4. The property owner or their agent has directed the  
22 unauthorized persons to leave the property;



1 I, the owner or authorized agent of the owner of the real  
2 property located at \_\_\_\_\_, declare under the penalty of  
3 perjury that (initial each box):

4 1. \_\_\_\_\_ I am the owner of the real property or the authorized  
5 agent of the owner of the real property.

6 2. \_\_\_\_\_ I purchased the property on \_\_\_\_\_.

7 3. \_\_\_\_\_ An unauthorized person or persons have unlawfully  
8 entered and are remaining or residing unlawfully on the real  
9 property.

10 4. \_\_\_\_\_ The real property was not open to members of the  
11 public at the time the unauthorized person or persons entered.

12 5. \_\_\_\_\_ I have directed the unauthorized person or persons to  
13 leave the real property, but they have not done so.

14 6. \_\_\_\_\_ The person or persons are not current or former  
15 tenants pursuant to any valid lease authorized by the property  
16 owner, and any lease that may be produced by an occupant is  
17 fraudulent.

18 7. \_\_\_\_\_ The unauthorized person or persons sought to be  
19 removed are not an owner or a co-owner of the property and have not  
20 been listed on the title to the property unless the person or  
21 persons have engaged in title fraud.

22 8. \_\_\_\_\_ The unauthorized person or persons are not immediate  
23 family members of the property owner.

24

1           9.       \_\_\_\_\_ There is no litigation related to the real property  
2 pending between the property owner and any person sought to be  
3 removed.

4           10.       \_\_\_\_\_ I understand that a person or persons removed from  
5 the property pursuant to this procedure may bring a cause of action  
6 against me for any false statements made in this complaint, or for  
7 wrongfully using this procedure, and that as a result of such action  
8 I may be held liable for actual damages, penalties, costs, and  
9 reasonable attorney fees.

10          11.       \_\_\_\_\_ I am requesting the sheriff to immediately remove the  
11 unauthorized person or persons from the property.

12          12.       \_\_\_\_\_ A copy of my valid government-issued identification  
13 is attached, or I am an agent of the property owner, and documents  
14 evidencing my authority to act on the property owner's behalf are  
15 attached.

16           I ACKNOWLEDGE AND UNDERSTAND THAT MAKING OR CAUSING TO BE MADE A  
17 FALSE STATEMENT IN THIS AFFIDAVIT MAY SUBJECT ME TO CRIMINAL  
18 PROSECUTION FOR PERJURY AND/OR BEING LIABLE FOR ACTUAL DAMAGES  
19 SUFFERED OR INCURRED BY ANY PERSON OR OTHER ENTITY AS A RESULT OR  
20 CONSEQUENCE OF THE MAKING OF OR RELIANCE UPON SUCH FALSE STATEMENT.

21           \_\_\_\_\_ (Signature of Property Owner or  
22 Agent of Owner)

23          C.    Upon receipt of the complaint, the sheriff shall verify that  
24 the person submitting the complaint is the record owner of the real

1 property or the authorized agent of the owner and appears otherwise  
2 entitled to relief under this section. If verified, the sheriff  
3 must, without unnecessary delay, serve a notice to immediately  
4 vacate on all the unlawful occupants and shall put the owner in  
5 possession of the real property. Service may be accomplished by  
6 hand delivery of the notice to an occupant or by posting the notice  
7 on the front door or at a conspicuous location on the property. The  
8 sheriff shall also attempt to verify the identities of all persons  
9 occupying the property and note the identities on the return of  
10 service. If appropriate, the sheriff may arrest any person found on  
11 the property for trespass, outstanding warrants, or any other legal  
12 cause.

13 D. The sheriff is entitled to the same fee for service of the  
14 notice to immediately vacate as if the sheriff were serving a writ  
15 of execution under Section 1148.10 of Title 12 of the Oklahoma  
16 Statutes. After the sheriff serves the notice to immediately  
17 vacate, the property owner or authorized agent may request that the  
18 sheriff stand by to keep the peace while the property owner or agent  
19 of the owner changes the locks and removes the personal property of  
20 the unlawful occupants from the premises. When such a request is  
21 made, the sheriff may charge a reasonable hourly rate, and the  
22 person requesting the sheriff to stand by and keep the peace is  
23 responsible for paying the reasonable hourly rate set by the  
24 sheriff. The sheriff is not liable to the unlawful occupant or any

1 other party for loss, destruction, or damage of property. The  
2 property owner or his or her authorized agent is not liable to an  
3 unlawful occupant or any other party for the loss, destruction, or  
4 damage to the personal property unless the removal was wrongful.

5 E. A person may bring a civil cause of action for wrongful  
6 removal against the person who requested such removal under this  
7 section. A person harmed by a wrongful removal under this section  
8 may be restored to possession of the real property and may recover  
9 actual costs and damages incurred, statutory damages equal to triple  
10 the fair market rent of the dwelling, court costs, and reasonable  
11 attorney fees.

12 F. This section does not limit the rights of a property owner  
13 or limit the authority of a law enforcement officer to arrest an  
14 unlawful occupant for trespassing, vandalism, theft, or other  
15 crimes.

16 SECTION 2. NEW LAW A new section of law to be codified  
17 in the Oklahoma Statutes as Section 1355 of Title 21, unless there  
18 is created a duplication in numbering, reads as follows:

19 A person who unlawfully detains or occupies or trespasses upon a  
20 property and who intentionally damages the dwelling causing One  
21 Thousand Dollars (\$1,000.00) or more and is removed from the  
22 property pursuant to this act shall, upon conviction, be guilty of a  
23 felony punishable by imprisonment in the custody of the Department  
24 of Corrections for a term not exceeding three (3) years or by a fine



1 not exceeding Ten Thousand Dollars (\$10,000.00), or both such fine  
2 and imprisonment.

3 SECTION 3. NEW LAW A new section of law to be codified  
4 in the Oklahoma Statutes as Section 1356 of Title 21, unless there  
5 is created a duplication in numbering, reads as follows:

6 Any person who, with the intent to detain or remain upon real  
7 property, knowingly and willfully presents to another person a false  
8 document purporting to be a valid lease agreement, deed, or other  
9 instrument conveying real property rights upon conviction is guilty  
10 of a misdemeanor punishable by imprisonment in the county jail not  
11 exceeding one (1) year or by a fine not exceeding One Thousand  
12 Dollars (\$1,000.00), or both such fine and imprisonment.

13 SECTION 4. NEW LAW A new section of law to be codified  
14 in the Oklahoma Statutes as Section 1357 of Title 21, unless there  
15 is created a duplication in numbering, reads as follows:

16 This act shall not be used to circumvent any rights or laws  
17 governing the landlord tenant relationship as provided in Title 41  
18 of the Oklahoma Statutes.

19 SECTION 5. It being immediately necessary for the preservation  
20 of the public peace, health or safety, an emergency is hereby  
21 declared to exist, by reason whereof this act shall take effect and  
22 be in full force from and after its passage and approval.

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24 59-2-10810 LRB 04/01/24

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