

1 STATE OF OKLAHOMA

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

3 HOUSE BILL 1989

By: Dollens

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5
6 AS INTRODUCED

7 An Act relating to landlord and tenant; amending 41
8 O.S. 2021, Section 113, which relates to rental
9 agreements; requiring fees to be listed on the first
10 page of the rental agreement; and providing an
11 effective date.

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

13 SECTION 1. AMENDATORY 41 O.S. 2021, Section 113, is
14 amended to read as follows:

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

17 1. Agrees to waive or forego rights or remedies under the
18 Oklahoma Residential Landlord and Tenant Act;

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

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

22 4. Agrees to the exculpation, limitation or indemnification of
23 any liability arising under law for damages or injuries to persons
24 or property caused by, or resulting from, the acts or omissions of

1 either party, their agents, servants or employees in the operation
2 or maintenance of the dwelling unit or the premises of which it is a
3 part;

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

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

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

11 C. All rental agreements shall have all applicable fees,
12 including, but not limited to, rent payment late fees and
13 application fees, listed clearly on the first page of the rental
14 agreement.

15 SECTION 2. This act shall become effective November 1, 2023.

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17 59-1-5491 JL 12/12/22

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