

STATE OF OKLAHOMA

1st Session of the 60th Legislature (2025)

SENATE BILL 431

By: Frix

AS INTRODUCED

An Act relating to landlord and tenant; defining terms; prohibiting utilities from applying liability to landlord for certain accrued utility bills; providing for codification; and providing an effective date.

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

SECTION 1. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 301 of Title 41, unless there is created a duplication in numbering, reads as follows:

A. For the purposes of this section:

1. "Landlord" means the owner, lessor, or sublessor of a residential or nonresidential property including, but not limited to, the dwelling unit or the building of which it is a part, manufactured or mobile home site, space, or lot; provided, it also means a manager of the premises who fails to comply with the disclosure provisions of Section 116 of Title 41 of the Oklahoma Statutes;

1           2. "Tenant" means any person entitled under a rental agreement  
2 to occupy a residential or nonresidential property; and

3           3. "Utility" means any corporation, association, company, or  
4 individuals, or their trustees, lessees, or receivers, successors or  
5 assigns, including cities, towns, or other bodies politic, that own,  
6 operate, or manage any plant or equipment, or any part thereof,  
7 directly or indirectly, for public use, or may supply or furnish gas  
8 by pipeline, heat or light with gas, electric current for light,  
9 heat, or power, or water for power or domestic purposes.

10           B. Notwithstanding any other provision of law, no utility  
11 operating in this state shall hold a landlord liable for bills,  
12 fees, or charges for services accrued by a tenant occupying a  
13 residential or nonresidential property otherwise owned or maintained  
14 by the landlord.

15           SECTION 2. This act shall become effective November 1, 2025.

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17           60-1-1258           RD           1/14/2025 3:51:21 PM