

Oklahoma

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Oklahoma. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

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1. ABANDONMENT & PROPERTY

- **1. Abandoned Personal Property - Notice (41 O.S. § 130(B))**
■ *Legal Reference: [41 O.S. § 130\(B\)](#) (click to view statute)*
- **2. Abandoned Property - Disposal (41 O.S. § 130(A), (C))**
■ *Legal Reference: [41 O.S. § 130\(A\), \(C\)](#) (click to view statute)*
- **3. Abandoned Property - Storage Costs (41 O.S. § 130(D))**
■ *Legal Reference: [41 O.S. § 130\(D\)](#) (click to view statute)*
- **4. Death of Tenant - Property Disposition (41 O.S. § 130.1)**
■ *Legal Reference: [41 O.S. § 130.1](#) (click to view statute)*
- **5. Wrongful Handling of Abandoned Property - Liability (41 O.S. § 130(E))**
■ *Legal Reference: [41 O.S. § 130\(E\)](#) (click to view statute)*

2. CORE LEASE REQUIREMENTS

- **1. Lease Formation & Disclosures (41 O.S. § 116)**
■ *Legal Reference: [41 O.S. § 116](#) (click to view statute)*
- **2. Written Lease Requirements (41 O.S. § 113)**
■ *Legal Reference: [41 O.S. § 113](#) (click to view statute)*
- **3. Lease Language Requirements - Prohibited Provisions (41 O.S. § 113)**
■ *Legal Reference: [41 O.S. § 113](#) (click to view statute)*
- **4. Flooding Disclosure Requirement (41 O.S. § 113a)**
■ *Legal Reference: [41 O.S. § 113a](#) (click to view statute)*
- **5. Methamphetamine Disclosure (41 O.S. § 118(C))**
■ *Legal Reference: [41 O.S. § 118\(C\)](#) (click to view statute)*
- **6. Assistance Animal Accommodation (41 O.S. § 113.2)**
■ *Legal Reference: [41 O.S. § 113.2](#) (click to view statute)*
- **7. Guide Dog Protection (41 O.S. § 113.1)**
■ *Legal Reference: [41 O.S. § 113.1](#) (click to view statute)*

● **8. Domestic Violence Victim Protection (41 O.S. § 113.3)**

■ *Legal Reference: [41 O.S. § 113.3](#) (click to view statute)*

● **9. Lease Renewal (41 O.S. § 111(C))**

■ *Legal Reference: [41 O.S. § 111\(C\)](#) (click to view statute)*

● **10. Lease Termination - Month-to-Month (41 O.S. § 111(A))**

■ *Legal Reference: [41 O.S. § 111\(A\)](#) (click to view statute)*

● **11. Lease Termination - Week-to-Week (41 O.S. § 111(B))**

■ *Legal Reference: [41 O.S. § 111\(B\)](#) (click to view statute)*

● **12. Lease Termination - Fixed Term (41 O.S. § 111(C))**

■ *Legal Reference: [41 O.S. § 111\(C\)](#) (click to view statute)*

● **13. Notice Service Requirements (41 O.S. § 111(E))**

■ *Legal Reference: [41 O.S. § 111\(E\)](#) (click to view statute)*

● **14. Early Termination - Fire or Casualty (41 O.S. § 122)**

■ *Legal Reference: [41 O.S. § 122](#) (click to view statute)*

● **15. Early Termination - Uninhabitable Conditions (41 O.S. § 121(D))**

■ *Legal Reference: [41 O.S. § 121\(D\)](#) (click to view statute)*

● **16. Early Termination - Failure to Supply Essential Services (41 O.S. § 121(C))**

■ *Legal Reference: [41 O.S. § 121\(C\)](#) (click to view statute)*

3. DOCUMENTATION & RECORDS

● **1. Rent Payment Records (General business practice)**

■ *Legal Reference: [General business practice](#)*

● **2. Maintenance Request Logs (Best practice; supports § 118 compliance)**

■ *Legal Reference: [Best practice; supports § 118 compliance](#)*

● **3. Record Retention (No specific statute for landlords; general business practice)**

■ *Legal Reference: [No specific statute for landlords; general business practice](#)*

● **4. Notice Documentation (Best practice)**

4. ENTRY & ACCESS

● **1. Landlord Entry - Consent Required (41 O.S. § 128(A))**

■ *Legal Reference: [41 O.S. § 128\(A\)](#) (click to view statute)*

● **2. Landlord Entry - Notice Requirement (41 O.S. § 128(A))**

■ *Legal Reference: [41 O.S. § 128\(A\)](#) (click to view statute)*

● **3. Landlord Entry - Permitted Reasons (41 O.S. § 128(A))**

■ *Legal Reference: [41 O.S. § 128\(A\)](#) (click to view statute)*

● **4. Landlord Entry - Emergency Exception (41 O.S. § 128(A))**

■ *Legal Reference: [41 O.S. § 128\(A\)](#) (click to view statute)*

● **5. Landlord Entry - Abandoned Premises (41 O.S. § 128(B))**

■ *Legal Reference: [41 O.S. § 128\(B\)](#) (click to view statute)*

● **6. Unlawful Entry or Harassment - Penalties (41 O.S. § 124)**

■ *Legal Reference: [41 O.S. § 124](#) (click to view statute)*

5. EVICTION & POSSESSION

● **1. Tenant Noncompliance - 10-Day Notice (41 O.S. § 132(A))**

■ *Legal Reference: [41 O.S. § 132\(A\)](#) (click to view statute)*

● **2. Tenant Noncompliance - 15-Day Termination (41 O.S. § 132(B))**

■ *Legal Reference: [41 O.S. § 132\(B\)](#) (click to view statute)*

● **3. Criminal Activity - Immediate Termination (41 O.S. § 132(D))**

■ *Legal Reference: [41 O.S. § 132\(D\)](#) (click to view statute)*

● **4. Wrongful Holdover - Double Rent Penalty (41 O.S. § 111(D))**

■ *Legal Reference: [41 O.S. § 111\(D\)](#) (click to view statute)*

● **5. Wrongful Removal or Lockout (41 O.S. § 123)**

■ *Legal Reference: [41 O.S. § 123](#) (click to view statute)*

● **6. Failure to Deliver Possession (41 O.S. § 120)**

■ *Legal Reference:* [41 O.S. § 120](#) (click to view statute)

6. EVICTION PROCEDURES (FORCIBLE ENTRY & DETAINER)

● **1. Court Jurisdiction (Oklahoma Forcible Entry and Detainer statutes)**

■ *Legal Reference:* [Oklahoma Forcible Entry and Detainer statutes](#) (click to view statute)

● **2. Summons and Service (FED procedure statutes)**

■ *Legal Reference:* [FED procedure statutes](#) (click to view statute)

● **3. Tenant Defenses and Counterclaims (FED procedure; 41 O.S. § 121)**

■ *Legal Reference:* [FED procedure; 41 O.S. § 121](#) (click to view statute)

● **4. Writ of Execution (FED procedure)**

■ *Legal Reference:* [FED procedure](#) (click to view statute)

● **5. Attorney Fees in Eviction (41 O.S. § 132)**

■ *Legal Reference:* [41 O.S. § 132](#) (click to view statute)

7. FEDERAL LAWS APPLICABLE IN OKLAHOMA

● **1. CARES Act Protections (If Applicable) (Federal CARES Act)**

■ *Legal Reference:* [Federal CARES Act](#) (click to view statute)

● **2. SCRA - Military Service Members (Federal Servicemembers Civil Relief Act)**

■ *Legal Reference:* [Federal Servicemembers Civil Relief Act](#) (click to view statute)

● **3. ADA Reasonable Accommodations (Americans with Disabilities Act)**

■ *Legal Reference:* [Americans with Disabilities Act](#) (click to view statute)

● **4. Fair Housing Act - Familial Status (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **5. Fair Housing Act - Sexual Harassment (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

8. FINANCIAL TERMS

- **1. Rent Amount & Payment (41 O.S. § 109)**
■ *Legal Reference:* [41 O.S. § 109](#) (click to view statute)
- **2. Rent Increases (No specific statute; general contract law)**
■ *Legal Reference:* [No specific statute; general contract law](#) (click to view statute)
- **3. Late Fees (No specific statute; general contract law)**
■ *Legal Reference:* [No specific statute; general contract law](#) (click to view statute)
- **4. NSF/Bounced Check Fees (No specific statute)**
■ *Legal Reference:* [No specific statute](#)
- **5. Application Fees (No specific statute)**
■ *Legal Reference:* [No specific statute](#)
- **6. Move-In Fees (No specific statute)**
■ *Legal Reference:* [No specific statute](#)
- **7. Pet Fees & Deposits (General security deposit laws apply; 41 O.S. § 113.1, § 113.2)**
■ *Legal Reference:* [General security deposit laws apply; 41 O.S. § 113.1, § 113.2](#) (click to view statute)
- **8. Utilities (41 O.S. § 121(C))**
■ *Legal Reference:* [41 O.S. § 121\(C\)](#) (click to view statute)

9. HABITABILITY & REPAIRS

- **1. Landlord Duty to Maintain - Common Areas (41 O.S. § 118(A)(1))**
■ *Legal Reference:* [41 O.S. § 118\(A\)\(1\)](#) (click to view statute)
- **2. Landlord Duty - Fit and Habitable Condition (41 O.S. § 118(A)(2))**
■ *Legal Reference:* [41 O.S. § 118\(A\)\(2\)](#) (click to view statute)
- **3. Landlord Duty - Systems and Appliances (41 O.S. § 118(A)(3))**
■ *Legal Reference:* [41 O.S. § 118\(A\)\(3\)](#) (click to view statute)
- **4. Landlord Duty - Trash Removal (41 O.S. § 118(A)(4))**
■ *Legal Reference:* [41 O.S. § 118\(A\)\(4\)](#) (click to view statute)

● **5. Landlord Duty - Building Codes (41 O.S. § 118(A)(5))**

■ *Legal Reference: [41 O.S. § 118\(A\)\(5\)](#) (click to view statute)*

● **6. Tenant Duty - Cleanliness (41 O.S. § 118(B)(1))**

■ *Legal Reference: [41 O.S. § 118\(B\)\(1\)](#) (click to view statute)*

● **7. Tenant Duty - Use Facilities Properly (41 O.S. § 118(B)(2))**

■ *Legal Reference: [41 O.S. § 118\(B\)\(2\)](#) (click to view statute)*

● **8. Tenant Remedy - Repair and Deduct (41 O.S. § 121(B))**

■ *Legal Reference: [41 O.S. § 121\(B\)](#) (click to view statute)*

● **9. Tenant Remedy - Termination for Noncompliance (41 O.S. § 121(A))**

■ *Legal Reference: [41 O.S. § 121\(A\)](#) (click to view statute)*

● **10. Defective Condition Reporting (41 O.S. § 125)**

■ *Legal Reference: [41 O.S. § 125](#) (click to view statute)*

● **11. Notice Requirement for Tenant Remedies (41 O.S. § 121(E))**

■ *Legal Reference: [41 O.S. § 121\(E\)](#) (click to view statute)*

10. INSPECTIONS & DISCLOSURES

● **1. Move-In Inspection Checklist (Best practice; not statutorily required)**

■ *Legal Reference: [Best practice; not statutorily required](#)*

● **2. Move-Out Inspection (Best practice; not statutorily required)**

■ *Legal Reference: [Best practice; not statutorily required](#)*

● **3. Lead-Based Paint Disclosure (Federal requirement (42 USC § 4852d))**

■ *Legal Reference: [Federal requirement \(42 USC § 4852d\)](#) (click to view statute)*

● **4. Smoke Detectors (Oklahoma Statutes - fire safety)**

■ *Legal Reference: [Oklahoma Statutes - fire safety](#) (click to view statute)*

● **5. Carbon Monoxide Detectors (Oklahoma fire safety regulations)**

■ *Legal Reference: [Oklahoma fire safety regulations](#) (click to view statute)*

11. LICENSING & PROPERTY MANAGEMENT

- 1. Property Manager Must Be Licensed (Real Estate License Code (OREC))

■ Legal Reference: [Real Estate License Code \(OREC\)](#) (click to view statute)

- 2. Broker Requirements - Property Management (OREC regulations)

■ Legal Reference: [OREC regulations](#) (click to view statute)

- 3. Trust Account Requirements (OREC regulations)

■ Legal Reference: [OREC regulations](#) (click to view statute)

12. LOCAL ORDINANCES & SPECIAL PROPERTIES

- 1. City-Specific Requirements (Various local ordinances)

■ Legal Reference: [Various local ordinances](#) (click to view statute)

- 2. Mobile Home Parks (41 O.S. § 101 et seq. applies to mobile home lots)

■ Legal Reference: [41 O.S. § 101 et seq. applies to mobile home lots](#) (click to view statute)

- 3. Student Housing (General landlord-tenant law applies)

■ Legal Reference: [General landlord-tenant law applies](#) (click to view statute)

- 4. Subsidized Housing - HUD Requirements (Federal HUD regulations)

■ Legal Reference: [Federal HUD regulations](#) (click to view statute)

- 5. Senior Housing - Age Restrictions (Federal Fair Housing Act exemption)

■ Legal Reference: [Federal Fair Housing Act exemption](#) (click to view statute)

- 6. Short-Term Rentals/Vacation Rentals (41 O.S. § 103 - exclusions)

■ Legal Reference: [41 O.S. § 103 - exclusions](#) (click to view statute)

13. SECURITY DEPOSITS

- 1. Security Deposit Limits (No statutory limit)

■ Legal Reference: [No statutory limit](#) (click to view statute)

- 2. Security Deposit Storage - ESCROW REQUIRED (41 O.S. § 115(A))

■ Legal Reference: [41 O.S. § 115\(A\)](#) (click to view statute)

● **3. Security Deposit - No Interest Required (41 O.S. § 115)**

■ *Legal Reference: [41 O.S. § 115](#) (click to view statute)*

● **4. Security Deposit Return Timeline (41 O.S. § 115(B), (C))**

■ *Legal Reference: [41 O.S. § 115\(B\), \(C\)](#) (click to view statute)*

● **5. Allowable Deductions (41 O.S. § 115(B))**

■ *Legal Reference: [41 O.S. § 115\(B\)](#) (click to view statute)*

● **6. Itemization Requirements (41 O.S. § 115(B))**

■ *Legal Reference: [41 O.S. § 115\(B\)](#) (click to view statute)*

● **7. Prepaid Rent vs. Security Deposit (41 O.S. § 115(F))**

■ *Legal Reference: [41 O.S. § 115\(F\)](#) (click to view statute)*

● **8. Security Deposit Transfer Upon Sale (41 O.S. § 115(C), (D))**

■ *Legal Reference: [41 O.S. § 115\(C\), \(D\)](#) (click to view statute)*

● **9. Failure to Return Deposit - Penalties (41 O.S. § 115(E))**

■ *Legal Reference: [41 O.S. § 115\(E\)](#) (click to view statute)*

14. SPECIAL SITUATIONS

● **1. Subletting and Assignment (41 O.S. § 113; common law)**

■ *Legal Reference: [41 O.S. § 113; common law](#) (click to view statute)*

● **2. Roommates - Joint and Several Liability (Common law)**

■ *Legal Reference: [Common law](#) (click to view statute)*

● **3. Lease Termination - Death of Landlord (41 O.S. § 114)**

■ *Legal Reference: [41 O.S. § 114](#) (click to view statute)*

● **4. Lease Termination - Sale of Property (41 O.S. § 114, § 115(C))**

■ *Legal Reference: [41 O.S. § 114, § 115\(C\)](#) (click to view statute)*

● **5. Conveyance of Property - Attornment (41 O.S. § 119)**

■ *Legal Reference: [41 O.S. § 119](#) (click to view statute)*

● **6. Mitigation of Damages (41 O.S. § 105)**

■ *Legal Reference:* [41 O.S. § 105](#) (click to view statute)

● **7. Good Faith Performance (41 O.S. § 107)**

■ *Legal Reference:* [41 O.S. § 107](#) (click to view statute)

● **8. Waiver of Rights (41 O.S. § 105)**

■ *Legal Reference:* [41 O.S. § 105](#) (click to view statute)

15. TENANT RIGHTS & PROTECTIONS

● **1. Fair Housing - Federal Protected Classes (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **2. Fair Housing - Oklahoma Age Protection (Oklahoma Anti-Discrimination Act)**

■ *Legal Reference:* [Oklahoma Anti-Discrimination Act](#) (click to view statute)

● **3. No Retaliation Protection - OKLAHOMA UNIQUE (No Oklahoma statute)**

■ *Legal Reference:* [No Oklahoma statute](#) (click to view statute)

● **4. Tenant's Use and Occupancy (41 O.S. § 126)**

■ *Legal Reference:* [41 O.S. § 126](#) (click to view statute)

● **5. Reasonable Occupancy Standards (41 O.S. § 117(D))**

■ *Legal Reference:* [41 O.S. § 117\(D\)](#) (click to view statute)

● **6. Guest Rights (41 O.S. § 117(C))**

■ *Legal Reference:* [41 O.S. § 117\(C\)](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference:* [Various local ordinances](#)

● **2. Mobile Home Parks (41 O.S. § 101 et seq. applies to mobile home lots)**

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■ *Legal Reference:* [Federal HUD regulations](#)

● **5. Senior Housing - Age Restrictions (Federal Fair Housing Act exemption)**

■ *Legal Reference:* [Federal Fair Housing Act exemption](#)

● **6. Short-Term Rentals/Vacation Rentals (41 O.S. § 103 - exclusions)**

■ *Legal Reference:* [41 O.S. § 103 - exclusions](#)

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