

**Proposed 2024 Legislation**  
**Impacting Oklahoma Title and Real Property Attorneys**  
September 17, 2024  
By Tyler K. Larsen

Deadline	Deadline Date
Deadline for Filing of Bills and Joint Resolutions	January 18, 2024, 4:00 PM
First Day of the First Regular Session of the 59th Legislature	February 5, 2024, 12:00 PM
Deadline to report Senate Bills from Senate Committees	February 29, 2024
Deadline for Third Reading of Bills and Joint Resolutions in Chamber of Origin	March 21, 2024
Deadline for to Report House Legislation from Senate Committees	Friday, April 11, 2024
3rd Reading in Opposite House Deadline	Friday, April 25, 2024
Sine Die Adjournment	May 31, 2024

**AGRICULTURE:**

Bill No.: S.B. 1953  
Brief Title: **Agricultural land; prohibiting leasing of agricultural land by certain persons; requiring certain affidavit as attachment to lease; providing exceptions. Effective date.**  
Sponsor: Burns  
Description: Creates a new section of law to be codified in the Oklahoma Statutes as Section 11-101 of Title 2. No Non-resident alien shall lease agricultural land. Creates a similar affidavit situation as S.B.212, and requires an affidavit to be attached to the lease. Lease is immediately null and void and all rights to the leased agricultural land shall immediately revert back to the lessor if you violate the statute.  
Status: First reading 2/5/24; Second reading referred to Agriculture and Rural Affairs 2/6/24/  
Comment: No House Author at this time. No Movement.

**CITIES AND TOWNS:**

Bill No.: S.B. 1617  
Brief Title: **Municipal Land; creating a process to amend discriminatory restrictive covenants; declaring certain discriminatory restrictive covenants null and void. Effective Date**  
Sponsor: Thompson (Kristen) and Pfeiffer  
Description: New bill. Allows a municipality to amend an existing plat to remove discriminatory CC&Rs; provides procedure. Amends 11 O.S. 2021, Section 42-106.1.  
Status: First Reading 2/5/24; Second Reading referred to General Government 2/6/24; Coauthored Senator Young and Pfeiffer 2/7/24; Reported Do Pass General Government committee 2/8/24; General Order 2/26/2024; Measure passed 45-1, 2/26/2024; Referred for Engrossment 2/27/24; Engrossed to house 2/27/24; First Read in House 2/27/24; Second Reading 3/25/2024; Do Pass County 4/1/2024; Third Reading 4/15/24; Signed, returned to Senate 4/15/24; Referred for enrollment 4/15/24; Signed, returned to Senate 4/16/24; sent to Governor 4/16/24; **Approved by Governor 4/18/24**  
Comment: New Law. Effective Nov 1., 2024  
The Municipality must give all property owners 30 days' notice of the amendment.

## CIVIL PROCEDURE:

Bill No.: H.B. 2372  
Brief Title: **Civil procedure; default judgment.**  
Sponsor: Kannady (House); Howard (Senate)  
Description: Amends 12 O.S. §2012, Civil Procedure; defenses and objections; default judgement procedure; post-judgment interest; application of interest; effective date  
Status: First Reading 2/6/2023; Authored by Kannady 2/6/2023; Second Reading referred to Judiciary 2/7/2023; Passed Judiciary, vote was 10-0, 2/9/2023; General Order 3/9/2023; Authored by Senator Howard 3/9/2023; Third Reading, Passed 91-0 3/9/2023; Referred for engrossment 3/9/2023; Engrossed, signed to Senate 3/9/2023; First Reading 3/13/2023; Passed Judiciary 4/11/2023; Title Stricken by Senate 4/11/2023  
Comment: Seeks to establish that a Motion for Default Judgment is not required if a defendant fails to file a response. Bill continues to have no movement.

Bill No.: H.B. 3467  
Brief Title: **Civil procedure; partition by sale; defining terms; partial partition; effective date.**  
Sponsor: Moore (House) and Howard (Senate)  
Description: Amends 12 O.S. 2021, Section 1513, which relates to partition by sale; providing for some property to be divided in kind while remaining property to be portioned by sale; providing a procedure for subdividing property; providing procedure for sale; defining terms; and providing an effective date.  
Status: First Reading 2/5/24; Second Reading 2/6/24; Referred to Judiciary-Civil 2/7/24; Passed Judiciary 2/15/24; Third Reading, Passed 93-2 2/27/24; Referred for engrossment 2/27/24; Engrossed, signed to Senate 2/8/24; First Reading 2/28/24; Second Reading referred to Judiciary 3/19/24; Reported Pass committee 4/2/24; **Enrolled/Signed 5/13/2024**  
Comment: New Law, Nov. 1, 2024  
Provides for a partition sale to be conducted by an Auctioneer.

Bill No.: H.B. 3482  
Brief Title: **Probate Procedure; Oklahoma Probate Procedure Act of 2024; effective date**  
Sponsor: Moore  
Description: Shell Bill- Oklahoma Probate Procedure Act of 2024  
Status: Introduced 1/18/24  
Comment: Shell Bill.

## COUNTIES:

Bill No.: S.B. 1942  
Brief Title: **Counties; restricting the state of and federal government from owning more than fifteen percent of the total land area in a county. Effective date.**  
Sponsor: Murdock  
Description: Creates a new section of law to be codified as Title 19, Section 945, No More than 15% of the total land area within a county shall be owned by an agency of the state or federal government.  
Status: First reading 2/5/24; Second reading referred to General Government 2/6/24  
Comment: No House author at this time.

## ENERGY:

Bill no. S.B. 767  
Brief Title: **An Act relating to owners' associations; defining terms; prohibiting deed restrictions or covenants that prohibit the use of solar panels; authorizing certain rules regarding placement of solar panels; applying provisions to certain property; providing for retroactive applicability of provisions; providing for codification; and providing an effective date.**

Sponsor: Hicks (Senate)  
Description: It creates a new section of the law, Section 859 of Title 60. Establishes that existing restrictions against solar panels are unenforceable and that new covenants cannot prohibit solar panels and can only establish reasonable rules for placement.  
Status: First reading 2/6/23  
Comment: No votes and did not have movement last year. No Movement this year.

Bill No. H.B. 1023  
Brief Title: **An Act relating to property; defining terms; providing that an owners association may not prohibit the installation of solar energy systems; providing exceptions; providing for codification; and providing an effective date.**

Sponsor: Townley, Maynard (House)  
Description: Creates a new section of law as Section 859 of Title 60. Seeks to provide that new owners' associations, created after the act's effective date, shall have one (1) year from the date the owners' association is formed to prohibit the installation of solar energy systems.  
Status: Introduced 12/21/2022; House Committee Substitute 3/2/2023; Engrossed 3/13/2023; First Reading 3/13/2023; Coauthored by Rep Humphrey 3/14/23; Second Reading 3/29/203  
Comment: Votes 69 Yeas, 22 Nays, 10 exc.  
No Movement in 2024.

#### **LIENS:**

Bill No.: H.B. 1252 and 1253  
Brief Title: **An Act Relating to Liens; Enacting the Oklahoma Liens Act of 2023; providing for modification; Effective Date.**  
Sponsor: McCall (House)  
Description: Creates the Oklahoma Liens Act of 2023.  
Status: First Reading 2/6/2023; Authored by McCall 2/6/2023; Second Reading referred to Rules 2/7/2023;  
Comment: Both Bills are shell bills and have had no movement.

Bill No.: H.B. 2038  
Brief Title: **Cities and towns; Municipal Code Lien Enforcement Act of 2023; municipal Cities and towns; Municipal Code Lien Enforcement Act of 2023; municipal code violations; municipal lien foreclosures; effective date; code violations; municipal lien foreclosures; effective date.**  
Sponsor: Nichols (House)  
Description: Creates the Oklahoma Liens Act of 2023.  
Status: First Reading 2/6/2023; Authored by Nichols 2/6/2023; Second Reading referred to County and Municipal Government 2/7/2023; Passed County and Municipal Government Committee 2/20/2023; Engrossed to Senate 3/23/2023; Second reading referred to General Government Comment 3/30/2023; Made it back through this session 2024;  
Comment: Did not pass.

#### **NOTARIES:**

Bill No.: H.B. 3834  
Brief Title: **Notaries and Notarial Acts; Notary Practices Act of 2024; effective date**  
Sponsor: Alonson-Sandoval  
Description: Shell Bill creates the Notary Practices Act of 2024  
Status: First Reading 2/5/24; Second Reading 2/6/24  
Comment: Shell Bill. Effective date November 1, 2024.  
No new votes or movements.

**PROFESSIONS AND OCCUPATIONS:**

Bill No.: S.B. 1444  
Brief Title: **Professions and Occupations; authorizing licensing boards to enter into agreements with Service Oklahoma to provide a centralized location for licensing. Effective date.**  
Sponsor: Alonson-Sandoval  
Description: Shell Bill creates the Notary Practices Act of 2024  
Status: First Reading 2/5/24; Second Reading referred to Business and Commerce Committee then to Appropriations Committee 2/6/24; Title Stricken 2/6/24; Referred to Appropriations 2/6/24.  
Comment: No Senate author at this time; Shell Bill.

**PROPERTY:**

Bill No.: H.B. 1225  
Brief Title: **Abstracting; Oklahoma Abstracting Act of 2023; effective date.**  
Sponsor: McCall (House)  
Description: Seeks to create the "Oklahoma Abstracting Act of 2023."  
Status: First Reading 2/6/2023; Authored by McCall 2/6/2023; Second Reading referred to Rules 2/7/2023.  
Comment: Shell Bill.

Bill No.: H.B. 1226  
Brief Title: **Abstracting; Oklahoma Abstracting Act of 2023; effective date.**  
Sponsor: McCall (House)  
Description: Seeks to create the "Oklahoma Abstracting Act of 2023."  
Status: First Reading 2/6/2023; Authored by McCall 2/6/2023; Second Reading referred to Rules 2/7/2023.  
Comment: Shell Bill.

Bill No.: H.B. 1562  
Brief Title: **Abstracting; Oklahoma Abstracting Act of 2023; effective date.**  
Sponsor: Moore (House)  
Description: Seeks to create the "Oklahoma Abstracting Act of 2023."  
Status: First Reading 2/6/2023; Authored by Moore 2/6/2023; Second Reading referred to Rules 2/7/2023.  
Comment: Shell Bill.

Bill No.: H.B. 1666  
Brief Title: **Abstracting; Oklahoma Abstracting Act of 2023; effective date.**  
Sponsor: McEntire (House)  
Description: Seeks to create the "Oklahoma Abstracting Act of 2023."  
Status: First Reading 2/6/2023; Authored by McEntire 2/6/2023; Second Reading referred to Rules 2/7/2023.  
Comment: Shell Bill.

Bill No.: S.B. 160  
Brief Title: **Oklahoma Abstractors Board; extending sunset date. Effective date. Emergency.**  
Sponsor: Daniels (Senator); Kendrix (House)  
Description: Amends 1 O.S. 2021, §22  
Status: First Reading 2/6/2023; Authored by McCall 2/6/2023; Second Reading referred to Rules 2/7/2023; Measure and Emergency passed 45-1 2/23/2023; referred for engrossment 2/22/2023; Engrossed to House 2/23/2023; First Reading 2/23/2023; Engrossed to House 2/27/2023; First Reading 2/27/2023; Referred to Administrative Rules Committee 3/29/2023.  
Comment: Places a time limit on the Oklahoma Abstractors Board, i.e., the Board Continues until July 1, 2025; Cross-references the Oklahoma Abstractors Act.

Bill No.: S.B. 979

Brief Title: **Abstracting; modifying requirements under the Oklahoma Abstractors Act; providing exception for determination of unnecessary delay; providing exception for determination of unnecessary delay; increasing certain civil penalties. Effective date.**

Sponsor: Howard (Senator); McEntire (House); Bullard (Senate)

Description: Amends 1 O.S. 2021, Sections 21, 32, 35, 36, 41, and 43, which relate to the Oklahoma Abstractors Act.

Status: Effective 8/29/2024; Signed/Approved by Governor 5/28/2024

Comment: SB 979 amends 1 O.S. 2021 §§ 21, 32, 35, 36, 41, and 43 of the Oklahoma Abstractors Act to modify definitions and sets forth a specified time to furnish abstracts and final title reports to avoid being deemed an unnecessary delay. It provides exceptions for determining unnecessary delays when there are previously determined extenuating circumstances and notice of noncompliance has been given to the Oklahoma Abstracting Board. The extenuating circumstances include (but are not limited to) catastrophic events. The Act also increases the civil penalty for violations of the Act to a minimum of \$500 and a maximum of \$2,000 for each occurrence.

Comment: New Law. Effective Nov. 1, 2024

Bill No.: S.B. 456

Brief Title: **Acquisition of property; removing manner in which to confer title. Effective Date.**

Sponsor: Burns (Senator) Bergstrom (Senator) Jett (Senator) Rogers (Senator)

Description: Amends 60 O.S. 2021, S§332, which relates to title by occupancy; removing way to confer title; repealing 60 O.S. 2021, §333, which relates to title by prescription.

Status: First Reading 2/6/2023; Authored by Burns 2/7/2023; Coauthored by Bergstrom and Jett 2/6/2023; Second Ready referred to Judiciary 2/7/2023; Coauthored by Rogers 2/14/2023.

Comment: Removes the word "Prescription" from Section 332 and repeals 60 O.S. 2021, Section 333.

Bill No.: S.B. 1704

Brief Title: **Property; prohibiting title by prescription under specified circumstances. Effective Date.**

Sponsor: Burns (Senate) and Grego (House)

Description: Title 60 O.S. 2021. Section 333 – AMENDMENT – in an adverse possession action, no possession of land is deemed adverse to the owner if the owner has paid the taxes during the period of time the adverse possessor claims to have possessed the land.

Status: First Reading 2/5/24; Second Reading 2/6/24;

Comment: It has a coauthor, so this will be one to watch.

Bill No.: S.B. 1956

Brief Title: **Conveyances; increasing maximum fine and term of imprisonment for certain offense; effective date.**

Sponsor: Stewart (Senate) & Steagall (House)

Description: Title 21 – AMENDMENT – increases the penalty for filing a deed or other Instrument without color of title that clouds title to land

Status: First Reading 2/5/24; Second reading referred to Public Safety 2/6/24; Passed Committee 2/29/24; Co-author 3/11/24

Comment: Increases the penalty to \$500 and or imprisonment for 90 days.

Bill No.: H.B. 3159

Brief Title: **Eminent Domain; Landowner's Bill of Rights; right of first refusal or first offer; effective date**

Sponsor: Roberts and Hasenback (House) & Gollihare (Senate)

Description: Amends 27 O.S. 2021, Section 18, which relates to the "Landowner's Bill of Rights." Providing for the Right of First refusal or right of first offer for property acquired by eminent.

Status: First Reading 2/5/2024; Second Reading referred to Judiciary 2/6/24; 3<sup>rd</sup> Reading, Measure Passed 91-1, 3/6/24; Referred for engrossment 3/6/24; Engrossed 3/7/24; First Reading in Senate 3/7/24;

Coauthored by Rep Hasenback 3/7/24; Second Reading referred to Judiciary 3/19/224; Reported Do Pass Judiciary 4/2/24; **Signed/Approved by Governor 5/6/2024**

Comment: New Law. Effective Nov. 1, 2024.

Bill No.: H.B. 4106  
Brief Title: **Eminent Domain; resale of surplus property; purchased; procedure; effective date.**  
Sponsor: Menz  
Description: Amends 27 O.S. 2021, Section 17, which relates to the resale of surplus eminent domain property; providing the procedure for resale of surplus eminent domain property also applies to land purchased by negotiation; and providing an effective date.  
Status: First Reading 2/5/24; Second Reading referred to Judiciary-Civil 2/6/24  
Comment: Creates a right of first refusal for negotiated and purchased land. I believe this would be negotiated for during the purchase and not something for which a statutory right should be created.

Bill No.: H.B. 1238 and 1239  
Brief Title: **Conveyances; Oklahoma Conveyances Act of 2023; effective date.**  
Sponsor: McCall (House)  
Description: An act relating to conveyances; enacting the Oklahoma Conveyances Act of 2023; providing non-codification; and providing an effective date.  
Status: First Reading 2/6/2023; Authored by McCall 2/6/2023; Second Reading referred to Rules 2/7/2023.  
Comment: Shell Bills; Create the "Oklahoma Conveyances Act of 2023."

Bill No.: S.B. 562  
Brief Title: **Documentary tax stamp; providing disclosure requirements. Effective date.**  
Sponsor: Howard (Senate); Martinez (House)  
Description: An Act relating to documentary tax stamp; amending 68 O.S. 2021, Section 3202, which relates to exemptions; requiring submission of certain documents as required by the county clerk; and providing an effective date.  
Status: First Reading 2/6/2023; Authored by Hwoard2/6/2023; Second Reading referred to Finance 2/7/2023; Coauthored by Martinez 2/14/2023; Reported Passed Finance Committee 2/20/2023; General Order 2/28/2023; Measure Passed 47-0 2/28/2023; Referred for engrossment; Engrossed to House 3/1/2023; First Reading 3/1/2023; Second Reading referred to Appropriations and Budget 3/29/2023  
Comment: Provides that an entity claiming documentary stamp tax exemption must provide documentation to the county clerk to verify eligibility for the exception. Affidavits of documentary stamp tax exemptions must be signed under penalty of perjury.

Bill No.: S.B. 592  
Brief Title: **Documentary tax stamp; providing disclosure requirements. Effective date.**  
Sponsor: Howard (Senate); Martinez (House)  
Description: An Act relating to documentary tax stamp; amending 68 O.S. 2021, Section 3206, which relates to offense; modifying certain penalty amounts; clarifying statutory language; and providing an effective date.  
Status: First Reading 2/6/2023; Authored by Hwoard2/6/2023; Second Reading referred to Finance 2/7/2023; Coauthored by Martinez 2/14/2023; Report Passed Finance Committee 2/20/2023; Referred for engrossment 3/6/2023; Engrossed to House 3/6/2023  
Comment: Increases the penalties for failure to comply with documentary stamp tax statutes.

Bill No.: H.B. 1262 and 1263  
Brief Title: **Probate procedure; Oklahoma Probate Procedure Act of 2023; effective date**  
Sponsor: McCall (House)  
Description: An Act relating to probate procedure; enacting the Oklahoma Probate Procedure Act of 2023; providing for non-codification; and providing an effective date.

Status: First Reading 2/6/2023; Authored by McCall 2/7/2023; Second Reading referred to Rules 2/7/2023  
Comment: Shells bills; identical language.

**PROPERTY-LANDLORD TENANT:**

Bill No.: H.B. 3095  
Brief Title: **Landlord Tenant; Preemption; Fees; Retaliation; effective date.**  
Sponsor: Tedford  
Description: NEW LAW and AMENDMENT – Landlord and Tenant Act to pre-empt municipal ordinances; provides for late fees and expenses, and tenant rights.  
Amends 41 O.S. 2021 Section 131, which relates to delinquent rent; providing for including late charges, and validating certain late penalties in a lease.  
Status: First Reading 2/5/24; Authored Tedford 2/5/24; Second reading referred to Judiciary-Civil 2/6/24; Passed 2/26/24; Referred to Rules 2/26/24; Amended by Committee Substitute Rules committee 2/28/24; Co-author Dollens, and Senator Senate 3/13/24; Amended by Floor substitute 2/13/24; Passed Senate 80-10 3/13/24; Engrossed 3/13/24; 3/18/24 Engrossed signed to Senate; First Reading 3/18/24; Remove co-author Rep Dollens 3/25/24; Second Reading 3/27/24  
Comment: Co-author and the bill has support in both houses.

Bill No.: H.B. 3874  
Brief Title: **Landlord and Tenant; Oklahoma Landlord and Tenant Modernization Act of 2024; effective date**  
Sponsor: Fugate  
Description: Shell Bill- Creates the Oklahoma Landlord and Tenant Modernization Act of 2024.  
Status: First Reading 2/5/24; Authored Tedford 2/5/24; Second reading referred to Rules 2/6/24  
Comment: No Senate coauthor.

Bill No.: H.B. 4054  
Brief Title: **Landlord and Tenant; Oklahoma Landlord and Tenant Modernization Act of 2024; effective date**  
Sponsor: May  
Description: Shell Bill- Creates the Oklahoma Landlord and Tenant Modernization Act of 2024.  
Status: First Reading 2/5/24; Authored May 2/5/24; Second reading referred to Rules 2/6/24  
Comment: No Senate coauthor.

Bill No.: S.B. 1575  
Brief Title: **Forcible Entry and Detainer; extending time period for certain appearance; increasing time period for service of summons. Effective date.**  
Sponsor: Kirt and PAE  
Description: Amends 12 O.S. 2021, Section 1148.4. 1148.5; 1148.5A; and 1148.16, as amended by Section 2, Chapter 184, O.S.L. 2023 (12 O.S. Supp. 2023, Section 1148.16)  
Extends the time period for certain appearances.  
Status: First Reading 2/5/24; Authored May 2/5/24; Second reading referred to Rules 2/6/24; Coauthored 2/20/24; Report Passed amended committee 2/27/24  
Comment: Has a co-author.

**PROPERTY- MORTGAGES:**

Bill No.: H.B. 4151  
Brief Title: **Insurance; Mortgage; Release of Mortgage Affidavit; fee; effective date.**  
Sponsor: Schreiber (Rep) &  
Description: An Act relating to insurance; Amends 36 O.S. 2021, Section 5008, which relates to release of mortgage affidavit; provides that a title insurance company may not charge a fee for the filing of a release of mortgage affidavit; and providing an effective date.

Status: First Reading 2/5/24; Authored Schreiber 2/5/24; Second reading referred to Insurance 2/6/24; CR; Do Pass, amended by committee 2/14/24; co-author Hefner, Lepak 3/12/24; Authored Senator Rader Senate 3/12/24; Third Reading 94-0 3/12/24; engrossed to Senate 3/13/24; First Reading 3/13/24; Second Reading referred to Business and Commerce 3/19/24; Do Pass Business and Commerce 4/1/24; General Order, Measured Passed 4/16/24; Engrossed measure signed, returned to house 4/16/24; Referred for enrollment 4/16/24; Enrolled, signed, to Senate 4/17/24; Enrolled measure signed, returned to House 4/17/24; Sent to Governor 4/17/24; **Signed/Approved by Governor 4/22/24**

Comment: New Law, Effective Nov. 1., 2024

#### **PROPERTY- REAL ESTATE:**

Bill No.: H.B. 3108  
Brief Title: **Property; Oklahoma Real Estate Wholesale Act of 2024; effective date**  
Sponsor: Dobrinski  
Description: SHELL BILL – "Oklahoma Real Estate Wholesale Act of 2024"  
Status: First Reading 2/5/24; Second reading referred to Rules 2/6/24  
Comment: No Senate co-author.

**Bill No.: H.B. 3318**  
Brief Title: **Real Estate; Prohibition of Unfair Service Agreements Act; effective date**  
Sponsor: Bashore and Coleman, Reps Menz and Rep Alonso-Sandoval  
Description: Title 16 – NEW LAW – "Prohibition of Unfair Service Agreements Act" – applies to a contract under which a person agrees to provide services in connection with the maintenance of or purchase or sale of residential real estate.  
Status: First Reading 2/5/24; Second reading referred to Judiciary 2/6/24; Passed Judicial Committee 2/22/24; Co-Authored Rep Menz 3/7/24; Third reading 3/7/24; Passed 85-0 3/7/24; Referred for Engrossment 3/7/24; Engrossed to Senate 3/11/24; First Reading 3/11/24; Co-Authored by Rep Alonso-Sandoval 3/11/24; Second Reading referred to Business and commerce 3/19/24; Passed Business and Commerce Committee 4/8/24; **Signed/Approved by Governor 4/29/2024**  
Comment: New Law. Effective Nov. 1, 2024

Bill No.: H.B. 3389  
Brief Title: **Real Estate Transactions; Oklahoma Veterans Real Estate Transactions Act of 2024; effective date**  
Sponsor: McCall (House) & McCortney (Senate)  
Description: SHELL BILL – "Oklahoma Veterans Real Estate Transactions Act of 2024"  
Status: First Reading 2/5/24; Second reading referred to Rules 2/6/24; Do Pass, Amended by Committee Substitute Rules Committee 3/4/24; Coauthored by Wolfley 3/12/24; Authored McCortney (Senate) 3/12/24; Third Reading Passed 93-0 3/12/204; Referred for engrossment 3/12/24; Engrossed 3/13/24; First Reading 3/12/24; Engrossed, signed to Senate 3/13/24; First reading in Senate 3/13/24; Second Reading referred to Finance 3/19/24; Reported Do Pass Finance 4/1/24;  
Comment: The bill now as support in both houses. Allows any individual to file for a military service disability homestead exemption prior to purchasing. If the individual receives the exemption, shall receive the exemption upon purchase.

Bill No.: H.B. 3704  
Brief Title: **Property; authorizing use of certain contingency for real estate contracts; effective date.**  
Sponsor: Kannady and Rosino  
Description: Title 60 – NEW LAW – allows a real estate contract to include a contingency for securing required permits, lot changes, zoning changes, and any other land use approvals necessary to use and operate the property.  
Status: First Reading 2/5/24; Second reading referred to Rules 2/6/24; Referred to Judiciary-Civil 2/14/24; Do Pass, amended by committee substitute Judiciary-Civil Committee 2/22/24; Authored by Rosino;



Amended 3/12/24; Third Reading Passed 83-0; Engrossed to Senate 3/13/24; First reading 3/13/24; Second Reading referred to Business and commerce 3/19/24; Report Do Pass Business and Commerce 3/25/24

Comment: Co-author, one to watch, basically says if you have any type of real estate-related contract, the contract can include contingencies for securing permits, lot changes etc.30

Bill No.: S.B. 1705

Brief Title: **An Act relating to alien ownership of land; Amended 60 O.S. 2021, Sections 121**

Sponsor: McCall (House) & Bullard, Burns and Pederson (Senate)

Description: Title 60 – AMENDMENT – Amends 60 O.S. §122 to add definitions, parties authorized to execute Affidavit, list of exemptions, requires including of statement on deed, and allows for substantial compliance with form requirements.

Status: First Reading 2/5/24; Second reading referred to Judiciary 2/6/24; Co-authored by House Hays; Passed Judiciary Committee 2/27/24; Co-authored by Sen. Bullard and Sen. Pederson 2/27/24 and 3/4/24 coauthored by Senator Bullard, Burns, and Pederson 3/12/2014; Amended by Floor Substitute 3/14/2024; Passed 38-1 3/14/24; Engrossment 3/14/24; Engrossed to House 3/18/24; First Reading 3/18/24; Second Reading 3/25/24; Do Pass, amended by committee substitute Agriculture Committee 4/10/24; Co-author Representative Hays 4/10/24; remove Rep Moore as Principal house author with McCall 4/17/24; **Signed/Approved by Governor 5/31/2024**

Comment: Act is Effective November 1, 2024 Provides for the following exceptions:

The exemptions to the required affidavit can be found under § 121 C. 1-8 and are as follows:

1. Deed which, without additional consideration, confirms, corrects, modifies, or supplements a deed previously recorded;
2. Deed made by a grantor to cure a defect in title or effectuate a disclaimer of interest in real property;
3. Transfer-on-death deed made by a grantor designating a grantee beneficiary pursuant to the Non-testamentary Transfer of Property Act, Section 1251 et seq. of Title 58 of the Oklahoma Statutes;
4. State or federal court order in an action to quiet title or to cure a defect in title;
5. State or federal court order or decree in probate, partition, quiet title, and divorce actions;
6. Deed which secures a debt or other obligation, or which releases such property as security for a debt or other obligation;
7. Deed of dedication to the public; or
8. Deed in favor of the United States or any of its political subdivisions, a state or any of its political subdivisions, or a tribe.

Bill No.: S.B. 1773

Brief Title: **Alien Ownership of Land; Defining Terms. Emergency.**

Sponsor: Howard

Description: Amends 60 O.S. 2021, Section 122; adds "bona fide resident" and "lawful permanent resident" to definitions.

Status: First Reading 2/5/24; Second reading referred to Judiciary 2/6/24

Comment: No house author at this time.

Bona Fide resident- Shall be a lawful permanent resident of the US

Lawful permanent resident- means a foreign national who has been grant the right to reside permanently in the United States.

Bill No.: H.B. 3077

Brief Title: **Property: prohibiting foreign ownership of real property and agricultural land; effective date.**

Sponsor: Hays

Description: Title 60 – NEW LAW - a prohibited foreign party shall not acquire real property in Oklahoma; a prohibited foreign party has two years to divest its interest; AG shall commence action in District Court; provides for criminal penalties; prohibition on acquiring agricultural land; exception for

Status: “resident alien”; requires Affidavit in compliance with statute; establishes the “Office of Agricultural Intelligence; repeals Sections 121, 122, 123, 124, 125, 126 and 127 of Title 60  
 Comment: First reading 2/5/24; Second reading 2/6/24  
 No Senate author at this time.

Bill No.: S.B. 2002  
 Brief Title: **An act relating to alien ownership of land; amending 60 O.S. 2021, Section 122, which relates to exceptions; decreasing the time period by which certain property must be sold; and providing an effective date.**  
 Sponsor: Dahm  
 Description: Decreases the time from 5 years to 2 years.  
 Status: First Reading 2/5/24; Second reading referred to Judiciary 2/6/24  
 Comment: Instead of the provision of 5 years, the landowner must divest in 2 years from the time the resident ceases to be a bona fide resident.

Bill No.: H.B. 3079  
 Brief Title: **Property; limiting ownership of counties; recording instruments; effective date**  
 Sponsor: Hays  
 Description: Creates a new section of law, Section 1201 of Title 60.  
 The state shall limit the amount of land owned by the State of Oklahoma, State Agencies and the Federal Government and shall limit the amount of land encumbered by any easements, including but not limited to conservation easements to no more than 10 percent of the total land of each county.  
 The county clerk shall calculate the amount of land held by the State of Oklahoma, State Agencies and the Federal Government. The clerks shall refuse to record any instrument which would cause more than 10 percent of the total land to be encumbered.  
 Status: First Reading 2/5/24; Second reading referred to Rules 2/6/24  
 Comment: No co-author.

Bill No.: H.B. 3125  
 Brief Title: **Property; prohibiting foreign ownership of real property and agricultural land; effective date.**  
 Sponsor: Williams (Senate) & Williams (House)  
 Description: Title 60 – NEW LAW – a prohibited foreign party shall not acquire real property in Oklahoma; a prohibited foreign party has two years to divest its interest; AG shall commence action in District Court; provides for criminal penalties; prohibition on acquiring agricultural land; exception for “resident alien”; requires Affidavit in compliance with statute; establishes the “Office of Agricultural Intelligence; repeals Sections 121, 122, 123, 124, 125, 126 and 127 of Title 60.  
 Status: First Reading 2/5/24; Second reading referred to Appropriations and Budget 2/6/24; Second Reading referred to Appropriations and budget 2/6/24; Recommendation to the full committee; Do Pass Appropriations and Budget Natural Resources Subcommittee 2/19/24.  
 Comment: Co-author, one to watch.

Bill No.: H.B.3153  
 Brief Title: **Property; limiting land ownership by state and federal government; limited easement time period; effective date.**  
 Sponsor: Humphrey  
 Description: Title 60 – AMENDMENT – limits the amount of public land owned by the state and federal government to 12% of total land in the state. State and federal easements limited to 30 years or less. Any lease in favor of the State of Oklahoma or its agency that is longer than 30 years is “hereby released and relinquished.”  
 Status: First Reading 2/5/24; Second reading referred to Rules 2/6/24  
 Comment: No Senate author at this time.

Bill No.: S.B. 1919  
Brief Title: **Property; requiring owners' associations to provide and maintain records. Effective Date.**  
Sponsor: Seifried  
Description: Amends 60 O.S. 2021, Section 857, which relates to copies of recorded covenants and restrictions; allows buyers to end transactions upon receipt of recorded covenants and restrictions under certain circumstances. Requires an HOA to maintain records and make them available for examination by members.  
Status: First Reading 2/5/24; Second reading referred to Judiciary 2/6/24  
Comment: No house author at this time.

Bill No.: S.B. 927  
Brief Title: **Oklahoma Real Estate License Code; Updating powers and duties of Oklahoma Real Estate Commission. Effective Date.**  
Sponsor: Pugh (Senate) and Osburn (House)  
Description: Amends 59 O.S. 2021, Section 858-102; 858-201; 858-208; 858-301; 858-302; 808-303; 858-303A, update to the Real Estate License Code.  
Status: SB 927 amends 59 O.S. §§ 858-102, 201, 208, 301-303A, 307.1, 307.3, 312-3113, 401, 602, and 605 of the Oklahoma Real Estate License Code to clarify the meaning of the term “broker” and delineate the actions of a broker. Additionally, the Act defines advertisement conducted in an open manner as publicly marketed. Further, The Act increases the powers and duties of the Oklahoma Real Estate Commission to enforce and contract to collect for violations of the Oklahoma Real Estate License Code or Administrative Rules. The Act clarifies actions an unlicensed individual can take relating to sale, lease and purchase of real estate for their own use and clarifies that a party must hold an active real estate license to publicly market for sale an equitable interest in a contract for the purchase of real property between a property owner and a prospective purchaser.  
Comment: Signed/Approved by Governor 4/26/2024; New Law. Effective Nov. 1, 2024

Bill No.: S.B. 1920  
Brief Title: **Oklahoma Real Estate License Code; requiring brokers to provide compensation and fees disclosure. Effective Date.**  
Sponsor: Rosino (Senate) Moore (House)  
Description: Amends 59 O.S. 2021, Section 858-353, which relates to broker duties and responsibilities; requiring certain disclosure; and providing an effective date.  
Requires broker to disclose information about compensation and fees assessed on each transaction to the represented party.  
Status: First Reading 2/5/24; Second reading referred to Business and Commerce 2/6/24; Passed Amended committee 2/26/24; Co-author Representative Moore 2/29/24; Measured passed 46-0 3/14/24; Referred for Engrossment 3/14/24; 3/14 Passed Senate 3/14/24; Engrossed to House 3/18/24; Second reading referred to Business and Commerce 3/25/24; Passed Committee 4/3/24. General Order 4/15/25; Amended 4/15/24; Third Reading, Measured Passed 87-0 4/15/24; Referred for Engrossments 4/15/24; engrossed, signed to Senate 4/16/24; Has Read 4/16/24 Signed/Approved by the Governor 5/20/2024  
Comment: New Law. Effective Nov. 1, 2024

Bill No.: S.B. 1997  
Brief Title: **Uniform Conservation Easement Act; requiring disclosure of certain easements to potential buyers. Effective date.**  
Sponsor: Murdock (Senate) and Newton (House)  
Description: Amends 60 O.S. 49.3, provides that an owner of real property burdened by a conservation easement SHALL disclose the existence of such easement to any potential buyer of the real property.  
Status: First Reading 2/5/24; Second reading referred to Judiciary 2/6/24; Co-authored Rep Newton 2/13/24; Coauthored by Senator Bullard 2/13/24; Passed Judiciary Committee 2/13/24; Passed

Senate 44-0 3/524; Engrossed to House 3/6/24; First Reading 3/6/24; Measure passed: Ayes: 44 3/05/2024; Referred for engrossment 3/05/2024; Engrossed to House 3/06/2024; First Reading 3/06/2024; Second Reading referred to Judiciary – Civil 3/25/2024; Do Pass Judiciary - Civil Committee 3/28/2024; Coauthored by Representative(s) Dobrinski 3/28/2024; General Order 4/15/24; Third Reading, Passed 86-2 4/15/24; Referred for Enrollment 4/15/24; Enrolled to House 4/16/24; Signed to Senate 4/16/24; Sent to Governor 4/16/24; **Signed/Approved by Governor 4/18/24**

Comment: New Law, Effective Nov. 1, 2024.

#### **PROPERTY- RESIDENTIAL:**

Bill No.: H.B. 3814  
Brief Title: **Property; Hedge Funds; Real Property; Single Family Residential Property; Title; Divestment; effective date.**  
Sponsor: Dollens  
Description: It creates a new section of law, Section 1201 of Title 60, which prohibits hedge funds from acquiring title to single-family residential property. Requires divestiture no later than ten years from the act's effective date.  
Status: First Reading 2/5/24; Second Reading referred to Judiciary-Civil 2/6/24; Withdrawn from Judiciary-Civil 2/15/24; Referred to Rules 2/15/24.  
Comment: No Senate author at this time.

Bill No.: S.B. 1901  
Brief Title: **Oklahoma Real Estate License Code; requiring broker to provide compensation and fees disclosure. Effective Date.**  
Sponsor: Dugger and Ranson  
Description: Contracts; creating the Protect Elder Realty for Retirement Act; requiring the right to rescind certain contracts within a specified time period; Effective date.  
Provides for a three-day right to cancel, contract form, etc. Calls this a “Cool down period” and the cool down period is not waivable.  
Status: First Reading 2/5/24; Second reading referred to Judiciary 2/6/24; Coauthored by Rep Ranson 2/13/24.  
Comment: Co-author, one to watch.

Bill No.: S.B. 1646  
Brief Title: **Non-testamentary Transfer of Property Act; requiring certain option be offered to certain buyers; requiring designation of grantee beneficiary. Effective date.**  
Sponsor: Dugger and Ranson  
Description: Creates a new section of Law referred to as Section 1259 of Title 58. Requires a title insurance company or attorney to offer the buyer the option to use a transfer-on-death deed.  
Status: First Reading 2/5/24; Second reading referred to Judiciary 2/6/24  
Comment: Co-author, one to watch.

#### **TAXATION:**

Bill No.: H.B. 3287  
Brief Title: **Revenue and taxation; ad valorem taxation; manufactured homes; listing; effective date.**  
Sponsor: Hilbert  
Description: Removes manufactured homes located on land not owned by record owner from ad valorem personal property taxes.  
Status: First Reading 2/5/24; Second reading referred to Appropriations and Budget 2/6/24  
Comment: No support in the Senate at this time.

Bill No.: S.B. 1297  
Brief Title: **Ad Valorem Tax; decreasing the time period for unpaid property tax before property is sold for the payment of the tax. Effective date.**  
Sponsor: Kidd  
Description: Amending 68 O.S. 2021, Section 3105, which relates to collecting delinquent taxes.  
– decreases the period of time from 3 years to 1 year for the sale of property for unpaid taxes  
Status: First Reading 2/5/24; Second reading referred to Finance 2/6/24  
Comment: No support in the House at this time.

#### **WATER AND WATER RIGHTS:**

Bill No.: H.B. 3193  
Brief Title: **Water and Water Rights; spacing rules; effective date.**  
Sponsor: Newton  
Description: Amending 82 O.S. 2021, Section 1020.17, which relates to spacing rules.  
– Provides for water well spacing.  
Status: First Reading 2/5/24; Second reading referred to Energy and Natural Resources, 2/6/24  
Comment: No support in the Senate at this time.

#### **WILLS AND SUCCESSION:**

Bill No.: H.B. 2978  
Brief Title: **Trusts; Oklahoma Uniform Direct Trust Act of 2024; effective date.**  
Sponsor: Kane (House) and Daniels (Senate)  
Description: Title 60 - NEW LAW – “Oklahoma Uniform Directed Trust Act of 2024” (See bill for details)  
Status: First reading 2/5/2024; Second reading referred to Judiciary 2/6/2024; Passed Judiciary 2/22/24;  
Co-author Senator Daniels 2/22/24  
Comment: No support in the Senate at this time

Bill No.: H.B. 3505  
Brief Title: **Estate planning; cognitive diagnosis; invalidating certain instruments**  
Sponsor: Sneed  
Description: Provides that a particular medical diagnosis invalidates estate planning instruments in certain circumstances; provides a timeline; provides for interpretation of original instruments; provides for codification; and provides an effective date.  
-Creates a new section, Section 3100 of Title 58.  
-All instruments created according to the laws of Oklahoma shall be invalid if such Instrument was created or amended after the person creating such Instrument is diagnosed with Alzheimer’s, dementia, or other cognitive impairments. This applies to all instruments or amendments created up to two (2) years prior to such diagnosis.  
Status: First reading 2/5/2024; Second reading referred to Judiciary 2/6/2024; Passed Civil Committee 2/22/24  
Comment: No support in the Senate at this time.

Bill No.: H.B. 3962  
Brief Title: **Trust; Oklahoma Trust Reform Act of 2024; Directed Trust; Qualified Dispositions; Duration of Trust; effective date.**  
Sponsor: Echols & Pugh  
Description: Title 60 – NEW LAW – “Oklahoma Trust Reform Act of 2024” provides for directed trusts, trust advisors, powers of trustees, etc. (See bill)  
Status: First reading 2/5/2024; Second reading referred to Judiciary 2/6/2024; Do Pass Judiciary-Civil Committee 2/12/24; Coauthored by Rep Kane 3/13/24; co-author Sen Pugh 3/13/24; Amended by Floor Substitute 3/13/24; Passed 92-1 3/13/24; Referred for Engrossment 3/13/24; 3/18/2024 First

Reading; Second Reading 3/27/24; Measured Passed 35-9; Referred for Engrossment 4/16/24; Engrossed to House 4/17/24; SA's received 4/17/24; **Signed/Approved by Governor 5/30/2024**

Comment: New law. Effective Nov 1, 2024.

**Bill No.:** H.B. 1506

**Brief Title:** Insurance- Title 36 Amendment-

**Sponsor:** Sneed (House) & Seifried (Senate)

**Description:** An act relating to insurance; amending 36 O.S. 2021, Section 5001, which relates to title insurers and previously issued policies; directing title insurance producer or title insurer provide certain requested copies at no charge; modifying time frame; and providing an effective date.

**Status:** **Approved/Signed by the Governor 4/18/24-**

**Comment:** New Law. Effective Nov. 1, 2024.

Title insurer must provide a copy of the policy at no charge and within 3 business days of the request.