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2 93rd General Assembly

A Bill

3 Regular Session, 2021

SENATE BILL 594

4

5 By: Senator J. Dismang

6 By: Representative Hawks

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For An Act To Be Entitled

9 AN ACT TO AMEND THE ARKANSAS RESIDENTIAL LANDLORD-
10 TENANT ACT OF 2007; TO AMEND THE LAW CONCERNING A
11 CAUSE OF ACTION FOR UNLAWFUL DETAINER AND FORCIBLE
12 ENTRY AND DETAINER; AND FOR OTHER PURPOSES.

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Subtitle

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23 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

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25 SECTION 1. Arkansas Code Title 18, Chapter 17, Subchapter 5, is
26 amended to add an additional section to read as follows:

27 18-17-502. Implied residential quality standards.

28 (a) For all lease agreements or rental agreements entered into or
29 renewed after November 1, 2021, and exclusive of a lease to purchase or a
30 lease with a purchase right and except when temporarily prevented by an act
31 of God, the failure of, or caused by, public utility service, or other force
32 majeure events to include without limitation any epidemic or pandemic that
33 causes work stoppages, labor or material shortages, or required social
34 distancing that impact the ability to maintain or repair a premises, there
35 shall be implied in all leases and rental agreements for residential purposes
36 a requirement that a dwelling unit or single-family residence have, both at



1 the time possession is delivered to the tenant or tenants named in the lease
2 or rental agreement and throughout the term of the lease or rental agreement:

3 (1) An available source of hot and cold running water;

4 (2) An available source of electricity;

5 (3) A source of potable drinking water;

6 (4) A sanitary sewer system and plumbing that conform to applicable
7 building and housing codes in existence at the time of installation;

8 (5) A functioning roof and building envelope; and

9 (6) A functioning heating and air conditioning system to the extent
10 the heating and air conditioning system served the premises at the time the
11 landlord and the tenant entered into the lease or rental agreement.

12 (b) Unless the tenant agrees in writing to accept responsibility to
13 renovate, remodel, or complete the renovation, remodeling, or construction of
14 the dwelling unit or single-family residence, the provisions of subsection (a)
15 of this section shall supersede any contrary provision of an oral or written
16 lease or rental agreement.

17 (c) A landlord shall be deemed to be in compliance with the requirements
18 of subsection (a) of this section:

19 (1) If the landlord supplies the tenant, at the time possession
20 is available to the tenant, a written form with which to list any defects listed
21 in (a) of this section and the tenant:

22 (A) Signs the form without noting a defect of any item
23 listed in subsection (a) of this section and takes possession of the
24 premises; or

25 (B) Fails to return the form to the landlord within two
26 (2) business days; or

27 (2) As to defects which arise after possession by the tenant, if
28 the tenant delivers written notice to the landlord but the noncompliance:

29 (A) Could not be remedied because the tenant refused the
30 landlord entry to the premises for the purpose of correcting the defect; or

31 (B) Was caused by the deliberate or negligent act or
32 omission of:

33 (i) The tenant;

34 (ii) A member of the tenant's family;

35 (iii) Another occupant of or visitor on the
36 premises; or

1 (iv) Any person other than the landlord or the
2 landlord's agent.

3 (d)(1) If a dwelling unit or single-family residence does not comply
4 with subsection (a) of this section, the tenant is entitled to deliver
5 written notice of the noncompliance to the landlord by certified mail or any
6 other method provided by the lease or rental agreement and shall specify the
7 acts and omissions constituting noncompliance.

8 (2)(A) If the payment of rent is current, noncompliance is not
9 excused under subsection (c) of this section, and the landlord does not
10 remedy the noncompliance within thirty (30) calendar days after receiving the
11 notice required by subdivision (d)(1) of this section, the tenant's sole
12 remedy shall be to terminate the lease or rental agreement without penalty
13 and receive a refund of any security deposit recoverable under § 18-16-301 et
14 seq.

15 (B) However, if the implied quality standards were met as
16 required by subsections (a)-(c) of this section, the landlord may apply the
17 tenant's security deposit to the payment of any damage to the premises as
18 provided in § 18-16-301 et seq. in addition to any other remedy provided by
19 applicable law.

20 (3)(A) Nothing in this chapter shall be construed to excuse a
21 tenant from paying rent.

22 (B) A tenant shall not offset or withhold rent from the
23 landlord for any alleged or actual violation of the implied quality standards
24 listed in subsection (a) of this section.

25 (e)(1) Nothing in this chapter, or in a lease or rental agreement
26 shall prohibit a tenant from making a correct installation at his or her
27 expense of a battery powered or plug-in smoke or carbon monoxide detector.

28 (2) If a battery powered or plug-in smoke or carbon monoxide
29 detector is installed, the tenant shall be solely responsible for:

30 (A) Determining if the detector is operational;

31 (B) Maintaining the device in working order; and

32 (C) Any damage or repairs to the premises caused by the
33 installation or removal of the detector.

34 (f) Nothing in this chapter shall be construed to:

35 (1) Limit a landlord's exercise of any remedy provided at law or
36 equity upon a tenant's default under a lease or rental agreement; or

1 (2) Expand a landlord's tort liability beyond the limits set by
2 § 18-16-110.

3 (g) Except as otherwise provided by this chapter, a landlord or tenant
4 shall not agree in a lease or rental agreement to waive or forego any of the
5 rights, duties, or remedies available under this chapter.

6 (h) This section does not relieve the landlord from having to comply
7 with any stricter applicable housing standard of a local government with
8 jurisdiction.

9
10 SECTION 2. Arkansas Code § 18-60-307 is amended to read as follows:

11 18-60-307. Proceedings in court.

12 (a) When any person to whom any cause of action shall accrue under
13 this subchapter shall file in the office of the clerk of the court a
14 complaint signed by him or her, his or her agent or attorney, specifying the
15 lands, tenements, or other possessions so forcibly entered and detained, or
16 ~~so~~ unlawfully detained over, and by whom and when done, and shall also file
17 the affidavit of himself or herself or some other credible person for him or
18 her, stating that the plaintiff is lawfully entitled to the possession of the
19 lands, tenements, or other possessions mentioned in the complaint and that
20 the defendant forcibly entered upon and detained them or unlawfully detains
21 them, after lawful demand therefor made in the manner described in this
22 subchapter, the clerk of the court shall thereupon issue a summons upon the
23 complaint. The summons shall be in customary form directed to the sheriff of
24 the county, or process server, in which the cause of action is filed, with
25 direction for service thereof on the named defendants. In addition, he or she
26 shall issue and direct the sheriff or process server to serve upon the named
27 defendants a notice in the following form:

28
29 “NOTICE OF INTENTION TO ISSUE WRIT OF POSSESSION You are hereby notified
30 that the attached complaint in the above styled cause claims that you have
31 been guilty of [forcible entry and detainer] [unlawful detainer] (the
32 inapplicable phrase shall be deleted from the notice) and seeks to have a
33 writ of possession directing the sheriff to deliver possession of the lands,
34 tenements, or other possessions described in the complaint delivered to the
35 plaintiff. If, within five (5) days, excluding Sundays and legal holidays,
36 from the date of service of this notice, you have not filed in the office of

1 the clerk of ~~this~~ the court a written objection to the claims made against
2 you by the plaintiff for possession of the property described in the
3 complaint, then the plaintiff shall be entitled to an order from the court or
4 clerk of the court granting a writ of possession which shall forthwith ~~issue~~
5 ~~from this office~~ be directed to the sheriff of this county and ordering him
6 to remove you from possession of the property described in the complaint and
7 to place the plaintiff in possession thereof. If you should file with the
8 clerk of the court a written objection to the complaint of the plaintiff and
9 the allegations for immediate possession of the property described in the
10 complaint within five (5) days, excluding Sundays and legal holidays, from
11 the date of service of this notice, a hearing will be scheduled by the court
12 to determine whether or not the writ of possession should issue as sought by
13 the plaintiff. ~~If you continue to possess the property described in the~~
14 ~~complaint, you are required to deposit into the registry of the court a sum~~
15 ~~equal to the amount of rent due on the property and continue paying rent into~~
16 ~~the registry of the court during the pendency of these proceedings in~~
17 ~~accordance with your written or verbal rental agreement. Your failure to~~
18 ~~tender the rent due without justification is grounds for the court to grant~~
19 ~~the writ of possession.~~

20 Clerk of Circuit/District Court”

21 (b) If, within five (5) days, excluding Sundays and legal holidays,
22 following service of this summons, complaint, and notice seeking a writ of
23 possession against the defendants named therein, the defendant or defendants
24 have not filed a written objection to the claim for possession made by the
25 plaintiff in his or her complaint, the clerk of the court shall immediately
26 *issue a writ of possession directed to the sheriff* commanding him or her to
27 cause the possession of the property described in the complaint to be
28 delivered to the plaintiff without delay, which the sheriff shall thereupon
29 execute in the manner described in § 18-60-310.

30 (c)~~(1)~~ If a written objection to the claim of the plaintiff for a writ
31 of possession shall be filed by the defendant or defendants within five (5)
32 days from the date of service of the notice, summons, and complaint as
33 provided for in this section, the plaintiff shall obtain a date for the
34 hearing of the plaintiff's demand for possession of the property described in
35 the complaint at any time thereafter when the matter may be heard by the
36 court and shall give notice of the date, time, and place of the hearing by

1 certified mail, postage prepaid, either to the defendant or to his or her or
2 their counsel of record.

3 ~~(2) If the defendant continues to possess the property described~~
4 ~~in the plaintiff's complaint during the pendency of the proceedings under~~
5 ~~this subchapter, the defendant is required to deposit into the registry of~~
6 ~~the court at the time of filing the written objection a sum equal to the~~
7 ~~amount of rent due on the property and continue paying rent into the registry~~
8 ~~of the court in accordance with the written or verbal rental agreement.~~

9 ~~(3) The failure of the defendant to deposit into the registry of~~
10 ~~the court the rent due or any rent subsequently due during the pendency of~~
11 ~~the proceeding under this subchapter without justification is grounds for the~~
12 ~~court to grant the writ of possession.~~

13 (d)(1)(A) If a hearing is required to be held on the demand of the
14 plaintiff for an immediate writ of possession, the plaintiff shall ~~there~~
15 present evidence sufficient to make a prima facie case of entitlement to
16 possession of the property described in the complaint. The defendant or
17 defendants shall be entitled to present evidence in rebuttal thereof.

18 (B)(i) If the court decides upon all the evidence that the
19 *plaintiff is likely to succeed on the merits at a full hearing* ~~and if the~~
20 ~~plaintiff provides adequate security as determined by the court, then the~~
21 court shall order the clerk forthwith to issue a writ of possession to the
22 sheriff to place the plaintiff in possession of the property described in the
23 complaint, subject to the provisions of subsection (e) of this section.

24 (ii) No such action by the court shall be final
25 adjudication of the parties' rights in the action.

26 (2) A plaintiff demanding an immediate writ of possession who is
27 a housing authority and who claims in its complaint that the defendant or
28 defendants are being asked to surrender possession as a result of the
29 defendant or defendants having been convicted of a criminal violation of the
30 Uniform Controlled Substances Act, § 5-64-101 et seq., shall be entitled to
31 receive an expedited hearing before the court within ten (10) days of the
32 filing of the objection by the defendant or defendants.

33 (e) *If the defendant desires to retain possession of the property, the*
34 *court shall may upon motion and good cause shown allow the retention ~~upon the~~*
35 *~~defendant's providing~~ of the premises only if the defendant provides, within*
36 *five (5) days of issuance of the writ of possession, adequate security as*

1 determined by the court in any event not less than the amount of any
2 delinquent rent and rent to accrue while the defendant is allowed to retain
3 possession of the premises.

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/s/J. Dismang