

Stricken language would be deleted from and underlined language would be added to the law as it existed prior to this session of the General Assembly.

Act 1431 of the Regular Session

1 State of Arkansas
2 85th General Assembly
3 Regular Session, 2005
4

As Engrossed: H3/9/05

A Bill

HOUSE BILL 1015

5 By: Representative Glidewell
6 By: Senator Altes
7
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For An Act To Be Entitled

10 AN ACT TO PERMIT EVICTION OF A LESSEE FOR
11 NUISANCES AND THE FAILURE TO MAINTAIN PROPERTY;
12 AND FOR OTHER PURPOSES.
13

Subtitle

14 AN ACT TO PERMIT EVICTION OF A LESSEE
15 FOR NUISANCES AND THE FAILURE TO
16 MAINTAIN PROPERTY.
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21 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
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23 SECTION 1. Arkansas Code § 18-60-304 is amended to read as follows:
24 18-60-304. Actions constituting unlawful detainer.

25 A person shall be guilty of an unlawful detainer within the meaning of
26 this subchapter if the person shall, willfully and without right:

27 (1) Hold over any lands, tenements, or possessions after the
28 determination of the time for which they were demised or let to him or her,
29 or the person under whom he or she claims;

30 (2) Peaceably and lawfully obtain possession of any such
31 property and hold it willfully and unlawfully after demand made in writing
32 for the delivery or surrender of possession thereof by the person having the
33 right to possession, his or her agent or attorney; ~~or~~

34 (3) Fail or refuse to pay the rent therefor when due, and after
35 three (3) days' notice to quit and demand made in writing for the possession



1 thereof by the person entitled thereto, his or her agent or attorney, shall
2 refuse to quit possession;

3 (4) Fail to maintain the premises in a safe, healthy, or
4 habitable condition; or

5 (5) Cause or permit the premises to become:

6 (A) A common nuisance subject to abatement under § 14-54-
7 1501 et seq.; The Arkansas Drug Abatement Act of 1989, § 16-105-401 et seq.;
8 or any other law of this state; or

9 (B) A use determined by a criminal nuisance abatement
10 board to be a public or common nuisance under § 14-54-1701 et seq.

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12 /s/ Glidewell

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15 APPROVED: 3/31/2005

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