

**ARKANSAS SENATE**  
85th General Assembly - Regular Session, 2005  
**Amendment Form**

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**Subtitle of Senate Bill No. 1020**

"TO ESTABLISH MINIMUM HABITABILITY STANDARDS FOR RESIDENTIAL RENTAL  
PROPERTY."

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**Amendment No. 1 to Senate Bill No. 1020.**

Amend Senate Bill No. 1020 as originally introduced:

Page 1, line 25 delete "possession" and substitute "initial possession"

AND

Page 1, line 28 delete "means of entry" and substitute "means for a person to enter"

AND

Page 1, line 32 delete "A working and" and substitute "An"

AND

Page 1, line 36 delete "Hot" and substitute "An available source of hot"

AND

Page 2, delete lines 3 and 4 and substitute the following:

"(9) An available source of heating."

AND

Page 2, delete lines 8 through 15 and substitute the following:

"(c)(1) Except as provided in subsection (c)(3) of this section, from the beginning of the lease term and until the landlord complies with subsection (a) of this section:

(A) The tenant is entitled to possession of the real property without payment of rent;

(B) No rent is owed by the tenant; and

(C) No eviction action may be premised upon the tenant's failure to pay rent.

(2) This section does not excuse a tenant from paying rent or



prevent a landlord from exercising any remedy upon the tenant's default under a rental or lease agreement any time after the landlord's initial compliance with subsection (a) at the beginning of the lease term.

(3) A landlord shall be deemed in compliance with subsection (a) of this section if the landlord supplies the tenant at the time of initial possession a written form with which to note any defects in the items listed in subsection (a) of this section and the tenant:

(A) Signs the form without noting a defect in an item listed in subsection (a) of this section; or

(B) Fails to return the form to the landlord within two (2) business days."

The Amendment was read the first time, rules suspended and read the second time and \_\_\_\_\_

By: Senator Madison

DLP/RCK - 03-17-2005 16:53

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Secretary