

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.

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

A Bill

SENATE BILL 1020

4
5 By: Senator Madison
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For An Act To Be Entitled

8 AN ACT TO ESTABLISH MINIMUM HABITABILITY
9 STANDARDS FOR RESIDENTIAL RENTAL PROPERTY; AND
10 FOR OTHER PURPOSES.
11

Subtitle

12 TO ESTABLISH MINIMUM HABITABILITY
13 STANDARDS FOR RESIDENTIAL RENTAL
14 PROPERTY.
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19 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
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21 SECTION 1. Title 18, Chapter 16, Subchapter 1, is amended to add an
22 additional section to read as follows:

23 18-16-110. Minimum residential rental property habitability standards.

24 (a) If any portion of real property is leased for use as a residence,
25 the property shall have at the time possession is delivered to the tenant or
26 tenants:

27 (1) A functioning smoke alarm system;

28 (2) An operable entry door and unobstructed means of entry and
29 exit;

30 (3) An operable door or window leading directly to the exterior
31 of the rental unit from every sleeping room and bedroom;

32 (4) A working and available source of electricity;

33 (5) A potable source of drinking water;

34 (6) A source of wastewater connected to a waste disposal system
35 that conforms to state and local health and building codes;

36 (7) Hot and cold running water;



1 (8) Glass or clear Plexiglas completely covering all windows;
2 and

3 (9) Working heat from the beginning of October through the end
4 of March.

5 (b) Any political subdivision of the State of Arkansas may enact and
6 enforce stricter standards than the standards set forth in subsection (a) of
7 this section.

8 (c)(1) Until the landlord complies with subsection (a) of this
9 section, the tenant is entitled to possession of the premises without payment
10 of rent.

11 (2) For the period of time the landlord fails to comply with
12 subsection (a) of this section:

13 (A) No rent is owed; and

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

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