

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  
4

As Engrossed: S3/21/05

# A Bill

SENATE BILL 1020

5 By: Senator Madison  
6  
7

## For An Act To Be Entitled

9 AN ACT TO ESTABLISH MINIMUM HABITABILITY  
10 STANDARDS FOR RESIDENTIAL RENTAL PROPERTY; AND  
11 FOR OTHER PURPOSES.  
12

### Subtitle

14 TO ESTABLISH MINIMUM HABITABILITY  
15 STANDARDS FOR RESIDENTIAL RENTAL  
16 PROPERTY.  
17  
18

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 *initial possession* is delivered to the  
26 tenant or tenants:

27 (1) A functioning smoke alarm system;

28 (2) An operable entry door and unobstructed *means for a person*  
29 to enter and 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) An 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) An available source of hot and cold running water;



