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	As Engrossed: \$3/21/05 H4/7/05	
2	85th General Assembly	A Bill	
3	Regular Session, 2005		SENATE BILL 1020
4			
5	By: Senator Madison		
6			
7			
8	For An Act To Be Entitled		
9	AN ACT	TO ESTABLISH MINIMUM HABITABILIT	Ϋ́
10	STANDARDS FOR RESIDENTIAL RENTAL PROPERTY; AND		
11	FOR OTI	HER PURPOSES.	
12			
13		Subtitle	
14	TO J	ESTABLISH MINIMUM HABITABILITY	
15	STANDARDS FOR RESIDENTIAL RENTAL		
16	PRO	PERTY.	
17			
18			
19	BE IT ENACTED BY THE	GENERAL ASSEMBLY OF THE STATE OF	ARKANSAS:
20			
21	SECTION 1. Tit	le 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	<u>(a) If any por</u>	rtion 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	<u>(1) A fu</u>	inctioning smoke alarm system;	
28	<u>(2) An c</u>	operable entry door and unobstruct	ted means for a person
29	to enter and exit;		
30	<u>(3) An c</u>	operable door or window leading d	irectly to the exterior
31	of the rental unit from every sleeping room and bedroom;		
32	<u>(4) An a</u>	available source of electricity;	
33	<u>(5) A pc</u>	otable source of drinking water;	
34	<u>(6) A sc</u>	ource of wastewater connected to a	<u>a waste disposal system</u>
35	that conforms to state and local health and building codes in existence on		
36	the date the system was installed;		



1	(7) An available source of hot and cold running water;		
2	(8) Glass or clear Plexiglas completely covering all windows;		
3	and		
4	(9) An available source of heating.		
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) Unless the tenant agrees in writing to accept responsibility to		
9	renovate, remodel, or complete the renovation, remodeling, or construction of		
10	real property, the provisions of subsection (a) of this section supersede any		
11	contrary provision of an oral or written lease or rental agreement.		
12	(2) This section does not excuse a tenant from paying rent or		
13	prevent a landlord from exercising any remedy upon the tenant's default under		
14	<u>a rental or lease agreement.</u>		
15	(3) A landlord shall be deemed in compliance with subsection (a)		
16	of this section if the landlord supplies the tenant at the time of initial		
17	possession a written form with which to note any defects in the items listed		
18	in subsection (a) of this section and the tenant:		
19	(A) Signs the form without noting a defect in an item		
20	listed in subsection (a) of this section; or		
21	(B) Fails to return the form to the landlord within two		
22	(2) business days.		
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24	/s/ Madison		
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