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A Bill

HOUSE BILL 1486

4
5 By: Representative Leding
6

For An Act To Be Entitled

8 AN ACT TO CLARIFY THE OBLIGATIONS OF RESIDENTIAL
9 LANDLORDS AND RESIDENTIAL TENANTS; TO REQUIRE MINIMUM
10 HABITABILITY STANDARDS FOR TENANTS OF RESIDENTIAL
11 REAL PROPERTY; AND FOR OTHER PURPOSES.
12
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Subtitle

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15 TO CLARIFY THE OBLIGATIONS OF RESIDENTIAL
16 LANDLORDS AND RESIDENTIAL TENANTS; AND TO
17 REQUIRE MINIMUM HABITABILITY STANDARDS
18 FOR TENANTS OF RESIDENTIAL REAL PROPERTY.
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21 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
22

23 SECTION 1. Arkansas Code Title 18, Chapter 17, Subchapter 5, is
24 amended to add additional sections to read as follows:

25 18-17-502. Landlord to maintain premises.

26 (a) Except when prevented by an act of God, the failure of public
27 utility services, or other force majeure events, a landlord shall:

28 (1) Comply with the requirements of applicable building and
29 housing codes that materially affect health and safety;

30 (2) Ensure that the premises and all common areas are safe and
31 fit for the use intended by the parties; and

32 (3) Provide and maintain:

33 (A) A roof that does not leak;

34 (B) A reasonably safe structure, including walls, floors,
35 stairs, and railings;

36 (C) An operable and lockable entry door providing



1 unobstructed entry and exit;

2 (D) An operable and lockable door or window leading
3 directly to the exterior of the unit from every sleeping room;

4 (E) Access to running water and reasonable amounts of hot
5 water to the dwelling unit, including potable drinking water, with plumbing
6 that does not leak and conforms to applicable building and housing codes in
7 existence at the time of installation, unless the dwelling unit is so
8 constructed that hot water is generated by an installation within the
9 exclusive control of the tenant and supplied by a direct utility connection;

10 (F) Access to a waste disposal system approved under
11 applicable law with plumbing in compliance with applicable building and
12 housing codes in existence at the time of installation, the dwelling unit is
13 so constructed so that hot water is generated by an installation within the
14 exclusive control of the tenant and supplied by a direct utility connection;

15 (G) Access to electricity approved under applicable law
16 with wiring in compliance with applicable building and housing codes in
17 existence at the time of installation;

18 (H) A source of heating in compliance with applicable
19 building and housing codes in existence at the time of installation, unless
20 the dwelling unit is so constructed that the heat is generated by an
21 installation within the exclusive control of tenant and supplied by a direct
22 utility connection;

23 (I)(i) Except in the case of single family residence, a
24 reasonable number of appropriate exterior receptacles for garbage and
25 rubbish;

26 (ii) Except in the case of a single family
27 residence, the landlord shall arrange for removal of the garbage and rubbish
28 if the removal of garbage and rubbish is provided by a government authority;
29 and

30 (J) Air conditioning, if the landlord agrees to provide
31 air conditioning; and

32 (4) Ensure that on the date that the tenant takes possession of
33 the premises:

34 (A) A functioning smoke alarm that is battery powered,
35 electrically powered, or both, is located on the premises; and

36 (B) On and after July 1, 2016, a functioning carbon

monoxide detector is located on the premises if the unit has a fossil fuel burning heater or appliance, a fireplace, or an attached garage.

(b) If the duty imposed by subdivision (a)(1) of this section is greater than another duty imposed by this section, the landlord shall comply with subdivision (a)(1) of this section.

(c) A landlord and tenant shall not agree that the tenant perform specified repairs, maintenance, alteration, or remodeling unless:

(1) The agreement is in writing and for valuable consideration; and

(2) The landlord and tenant agree that the tenant is qualified to perform the repairs, maintenance, alteration, or remodeling.

(d) This section does not:

(1) Excuse a tenant from paying rent or prevent a landlord from exercising any remedy upon the tenant's material noncompliance with the rental agreement; or

(2) Provide a tenant a right to offset rent as a remedy for a landlord's failure to comply with this section.

18-17-503. Initial condition of dwelling unit – Promised repairs.

(a) At the beginning of the tenancy, the tenant shall be:

(1) Permitted to inspect the premises; and

(2) Provided by the landlord at the time of the inspection a writing with which to note:

(A) Any defects in the items listed in § 18-17-502; and

(B) Any maintenance, repair, or improvement the landlord has agreed to provide that is not stated in the rental agreement.

(b) A landlord is presumed to be in compliance with § 18-17-502 and to have no obligation to provide maintenance, repairs, or improvements not specified in the rental agreement if the tenant:

(1) Signs the writing without noting any additional defects in the items listed in § 18-17-502 or the promised maintenance, repair, or improvement; or

(2) Fails to return the writing to the landlord within two (2) business days of delivery.

(c) If a landlord and tenant are unable to agree on the contents of the writing set forth in this section:

1 (1) The rental agreement shall be deemed to be terminated; and
2 (2) The landlord and tenant shall have no further obligation to
3 each other.

4
5 18-17-504. Repairs.

6 (a) A landlord shall provide each tenant with current contact
7 information of the person authorized to accept repair requests and make
8 repairs.

9 (b) Except as provided in § 18-17-502(c) and subsection (e) of this
10 section, the landlord is responsible for:

11 (1) All repairs to the property; and
12 (2) Selecting and meeting with repair technicians on the
13 premises as needed.

14 (c)(1) Except as provided in subdivision (c)(2) of this section, a
15 landlord shall have fourteen (14) days to perform or contract to perform a
16 repair after receipt of notice under § 18-17-303 to perform the repair.

17 (2) If an emergency exists or the condition materially affects
18 health and safety, the landlord shall initiate the repair within twenty-four
19 (24) hours.

20 (3)(A) The repair period may be extended due to factors such as
21 weather, insurance claim processing, and availability of repair technicians.

22 (B) The landlord shall make reasonable temporary repairs
23 during the extension to mitigate the severity of the condition.

24 (d) A landlord shall:

25 (1) Cause all repairs to be performed:

26 (A) In a workmanlike fashion and in compliance with all
27 building and housing codes in force at the time of the repair; and

28 (B) During normal business hours unless dictated otherwise
29 by circumstances beyond the landlord's control, including without limitation
30 an emergency or the unavailability of a repair technician; and

31 (2) Make a reasonable effort to notify the tenant of repair
32 schedules.

33 (e) A landlord is not liable for repairs to conditions caused by the
34 negligent or wrongful act or omission of:

35 (1) The tenant;
36 (2) A member of the tenant's family;

1 (3) Another occupant of the premises; or

2 (4) Any person other than the landlord or the landlord's agent
3 on the premises with the consent of the tenant, including without limitation
4 a person employed directly by the tenant to make repairs to the premises
5 without the knowledge and consent of the landlord.

6
7 18-17-505. Noncompliance by the landlord – General.

8 (a)(1) If noncompliance with this subchapter by the landlord materially
9 affects health or safety, the tenant may deliver notice of the noncompliance
10 to the landlord by certified mail or any other method provided by the rental
11 agreement and shall specify the acts and omissions constituting the
12 noncompliance.

13 (2) The notice shall also state that the rental agreement shall
14 terminate on a date not less than thirty (30) days after receipt or attempted
15 delivery of the notice if:

16 (A) The breach is not remedied within fourteen (14) days;
17 and

18 (B) The tenant has not sued for injunctive relief.

19 (b) The rental agreement shall terminate as provided in the notice
20 unless:

21 (1) The breach is remedial by repairs or otherwise and the
22 landlord adequately remedies the breach before the date specified in the
23 notice;

24 (2) The tenant files suit for injunctive relief after the
25 fourteenth day but before the thirtieth day after receipt or attempted
26 delivery of the notice; or

27 (3) The breach was caused by the deliberate or negligent act or
28 omission of:

29 (A) The tenant;

30 (B) A member of the tenant's family;

31 (C) Another occupant of the premises; or

32 (D) Any person other than the landlord or the landlord's
33 agent on the premises with the consent of the tenant, including without
34 limitation a person employed directly by the tenant to make repairs to the
35 premises without the knowledge and consent of the landlord.

1 (c) To entitle the tenant to injunctive relief, the tenant shall show
2 to the satisfaction of the court that:

3 (1) Prior to the commencement of the action the landlord was:

4 (A) Provided notice by the tenant of a condition that does
5 not comply with this subchapter; or

6 (B) Notified of the condition by a violation or
7 condemnation notice from an appropriate state or municipal agency;

8 (2)(A) The landlord has failed or refused to remedy the
9 condition after having a reasonable opportunity to do so.

10 (B)(i) Thirty (30) days from receipt of the notification
11 by the landlord is presumed to be a reasonable opportunity to remedy the
12 condition.

13 (ii) Subdivision (c)(2)(B)(i) does not limit the
14 right of the landlord to prove that a longer period to remedy the condition
15 is reasonable; and

16 (3) The tenant has timely paid to the landlord the amount of
17 rent required under the rental agreement and continues to pay the rent due
18 either into the court registry or to the landlord under the supervision of
19 the court.

20 (d) Injunctive relief shall not be granted under subsection (c) of
21 this section if the landlord establishes to the satisfaction of the court:

22 (1) That the condition alleged by the tenant:

23 (A) Does not in fact exist;

24 (B) Has been removed or remedied; or

25 (C) Was caused by the deliberate or negligent act or
26 omission of:

27 (i) The tenant;

28 (ii) A member of the tenant's family;

29 (iii) Another occupant of the premises; or

30 (iv) Any person other than the landlord or the
31 landlord's agent on the premises with the consent of the tenant, including
32 without limitation a person employed directly by the tenant to make repairs
33 to the premises without the knowledge and consent of the landlord; or

34 (2) That the tenant has unreasonably refused the landlord entry
35 to the premises for the purpose of correcting the condition.

36 (e) The remedies provided by this section are in addition to any right

1 of the tenant arising under other Arkansas law.

2 (f)(1) The remedies provided by this section are not available if the
3 tenant is in default for failure to pay rent or in material breach of the
4 rental agreement.

5 (2) If the tenant fails to pay rent as due, the repair request
6 shall be considered void and the landlord may exercise the landlord's
7 remedies for noncompliance.

8 (g) If the rental agreement is terminated, the landlord shall return
9 in the time and manner required by applicable law:

10 (1) All security recoverable by the tenant under § 18-17-501;
11 and

12 (2) All prepaid rent for a period after the date the rental
13 agreement is terminated under this section.

14 (h)(1) This subchapter shall not be construed to expand a landlord's
15 tort liability.

16 (2) A landlord's tort liability shall remain subject to the
17 limits set by § 18-16-110.

18
19 18-17-506. Prohibited conduct.

20 (a) Except as provided in this section, a landlord may not increase
21 rent, decrease services, or bring or threaten to bring a failure to vacate
22 charge or an action for possession because the tenant:

23 (1) Has complained to the landlord of a violation under this
24 subchapter within the past ninety (90) days; or

25 (2) Has made use of remedies provided under this subchapter
26 within the past ninety (90) days.

27 (b)(1) Notwithstanding subsection (a) of this section, a landlord may
28 bring an action for possession if:

29 (A) A violation of this subchapter or an applicable
30 building and housing code was caused primarily by lack of reasonable care by
31 the tenant, a member of the tenant's household, or a person other than the
32 landlord or the landlord's agent on the premises with the tenant's consent;

33 (B) The tenant is in:

34 (i) Default in the payment of rent; or

35 (ii) Material breach of the lease; or

36 (C) Compliance with the applicable building and housing

code requires alteration, remodeling, or demolition that would effectively deprive the tenant of use of the dwelling unit.

(2) The maintenance of an action for possession by the landlord does not release the landlord from liability under this subchapter.

(c)(1) A rental agreement shall not require a tenant to waive or forego a right or remedy under this subchapter except as allowed under § 18-17-502(c).

(2) A provision in a rental agreement that violates subdivision (c)(1) of this section is unenforceable.

SECTION 2. Arkansas Code § 18-17-602 is amended to read as follows:
18-17-602. Access.

(a) A tenant shall not unreasonably withhold consent to the landlord to enter into the dwelling unit in order to inspect the premises, make necessary or ~~agreed~~ agreed-upon repairs, decorations, alterations, or improvements, supply necessary or ~~agreed~~ agreed-upon services, investigate possible rule or lease violations, ~~investigate possible criminal activity~~, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.

(b) A landlord may enter the dwelling unit without consent of the tenant in case of emergency.

(c) A landlord shall not abuse the right of access or use it to harass the tenant.

(d) Except in case of emergency, pursuant to court order, when the tenant has abandoned or surrendered the premises, when it is impractical to give notice, or upon mutual agreement between the landlord and tenant, the landlord shall give the tenant at least twenty-four (24) hours' notice of his or her intent to enter the premises and may enter only at reasonable times.

(e) A tenant shall not change locks on the dwelling unit without the permission of the landlord.

SECTION 3. Arkansas Code § 18-17-705 is amended to read as follows:
18-17-705. Landlord and tenant remedies for abuse of access.

(a)(1) If the tenant refuses to allow lawful access, the landlord may:
(A) obtain Obtain injunctive relief ~~in district court~~
~~without posting bond~~ to compel access; or

1 (B) ~~terminate~~ Terminate the rental agreement.

2 ~~(b)(2)~~ In either case the landlord may recover actual damages
3 and reasonable attorney's fees.

4 (b)(1) If the landlord makes an unlawful entry or a lawful entry in an
5 unreasonable manner or makes repeated demands for an otherwise lawful entry
6 that has the effect of unreasonably harassing the tenant, the tenant may:

7 (A) Obtain injunctive relief to prevent the recurrence of
8 the conduct; or

9 (B) Terminate the rental agreement.

10 (2) In either case the tenant may recover actual damages of not
11 less than an amount equal to one (1) month's rent and reasonable attorney's
12 fees.

13
14 SECTION 4. Arkansas Code Title 18, Chapter 17, Subchapter 8, is
15 amended to add an additional section to read as follows:

16 18-17-803. Administration of remedies – Enforcement.

17 (a)(1) The remedies provided by this chapter shall be so administered
18 that the aggrieved party may recover lawful damages.

19 (2) The aggrieved party has an obligation and duty to mitigate
20 damages.

21 (b) A right or obligation declared by this chapter is enforceable by
22 legal action unless the provision declaring the right or obligation specifies
23 a different and limited effect.