

1 State of Arkansas
2 93rd General Assembly
3 Regular Session, 2021
4

A Bill

SENATE BILL 594

5 By: Senator J. Dismang
6 By: Representative Hawks
7

For An Act To Be Entitled

9 AN ACT TO AMEND THE ARKANSAS RESIDENTIAL LANDLORD-
10 TENANT ACT OF 2007; TO AMEND THE LAW CONCERNING A
11 CAUSE OF ACTION FOR UNLAWFUL DETAINER AND FORCIBLE
12 ENTRY AND DETAINER; AND FOR OTHER PURPOSES.
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Subtitle

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15 TO AMEND THE ARKANSAS RESIDENTIAL
16 LANDLORD-TENANT ACT OF 2007; AND TO AMEND
17 THE LAW CONCERNING A CAUSE OF ACTION FOR
18 UNLAWFUL DETAINER AND FORCIBLE ENTRY AND
19 DETAINER.
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23 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
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25 SECTION 1. Arkansas Code Title 18, Chapter 17, Subchapter 5, is
26 amended to add an additional section to read as follows:

27 18-17-502. Implied residential quality standards.

28 (a) For all lease agreements or rental agreements entered into or
29 renewed after November 1, 2021, and exclusive of a lease to purchase or a
30 lease with any purchase right and except when prevented by an act of God, the
31 failure of public utility services, or other force majeure events to include
32 without limitation any epidemic or pandemic that causes work stoppages, labor
33 or material shortages, or required social distancing that impact the ability
34 to maintain or repair a premises, there shall be implied in all leases and
35 rental agreements for residential purposes a requirement that a dwelling unit
36 or single-family residence have, at the time possession is delivered to the



1 tenant or tenants:

2 (1) An available source of hot and cold running water;

3 (2) An available source of electricity;

4 (3) A source of potable drinking water;

5 (4) A sanitary sewer system that conforms to applicable building
6 and housing codes in existence at the time of installation;

7 (5) A functioning roof and building envelope; and

8 (6) A functioning heating and air conditioning system to the
9 extent the heating and air conditioning system served the premises at the
10 time the landlord and the tenant entered into the lease or rental agreement.

11 (b) Unless the tenant agrees in writing to accept responsibility to
12 renovate, remodel, or complete the renovation, remodeling, or construction of
13 the dwelling unit or single-family residence, the provisions of subsection
14 (a) of this section shall supersede any contrary provision of an oral or
15 written lease or rental agreement.

16 (c) A landlord is in compliance with the requirements of subsection
17 (a) of this section:

18 (1) If the landlord supplies the tenant, at the time of initial
19 possession, a written form with which to list any defects listed in
20 subsection (a) of this section and the tenant:

21 (A) Signs the form without noting a defect of any item
22 listed in subsection (a) of this section and takes possession of the
23 premises; or

24 (B) Fails to return the form to the landlord within two
25 (2) business days; or

26 (2) As to defects which arise after possession by the tenant, if
27 the tenant delivers written notice to the landlord but the noncompliance:

28 (A) Could not be remedied because the tenant refused the
29 landlord entry to the premises for the purpose of correcting the
30 noncompliance; or

31 (B) Was caused by the deliberate or negligent act or
32 omission of:

33 (i) The tenant;

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

35 (iii) Another occupant of or visitor on the
36 premises; or

1 (iv) Any person other than the landlord or the
2 landlord's agent.

3 (d)(1) If a dwelling unit or single-family residence does not comply
4 with subsection (a) of this section, the tenant may deliver notice of the
5 noncompliance to the landlord by certified mail or any other method provided
6 by the lease or rental agreement and shall specify the acts and omissions
7 constituting noncompliance.

8 (2)(A) If the payment of rent is current and the landlord does
9 not remedy the noncompliance within thirty (30) calendar days after receiving
10 the notice required by subdivision (d)(1) of this section, the tenant's sole
11 remedy shall be to terminate the lease or rental agreement without penalty
12 and receive a refund of any security deposit recoverable under § 18-16-301 et
13 seq.

14 (B) However, if the implied residential quality standards
15 were met as required by subsections (a)-(c) of this section, the landlord may
16 apply the tenant's security deposit to the payment of any damage to the
17 premises caused by the tenant.

18 (3)(A) Nothing in this section shall be construed to excuse a
19 tenant from paying rent.

20 (B) A tenant shall not offset or withhold rent from the
21 landlord for any alleged or actual violation of the implied residential
22 quality standards listed in subsection (a) of this section.

23 (e)(1) Nothing in this section, or in a lease or rental agreement
24 shall prohibit a tenant from making a reasonable installation at his or her
25 expense of a battery operated or plug-in smoke or carbon monoxide detector.

26 (2) If a smoke or carbon monoxide detector is installed, the
27 tenant is responsible for:

28 (A) Determining if the detector is operational;

29 (B) Maintaining the device in working order; and

30 (C) Any damage or repairs required to the premises caused
31 by the installation or removal of the smoke or carbon monoxide detector.

32 (f) Nothing in this section shall:

33 (1) Limit a landlord's exercise of any remedy provided at law
34 upon a tenant's default under a rental or lease agreement; or

35 (2) Expand a landlord's tort liability beyond the limits set by
36 § 18-16-110.

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SECTION 2. Arkansas Code § 18-60-307 is amended to read as follows:
18-60-307. Proceedings in court.

(a) When any person to whom any cause of action shall accrue under this subchapter shall file in the office of the clerk of the court a complaint signed by him or her, his or her agent or attorney, specifying the lands, tenements, or other possessions so forcibly entered and detained, or ~~so~~ unlawfully detained over, and by whom and when done, and shall also file the affidavit of himself or herself or some other credible person for him or her, stating that the plaintiff is lawfully entitled to the possession of the lands, tenements, or other possessions mentioned in the complaint and that the defendant forcibly entered upon and detained them or unlawfully detains them, after lawful demand therefor made in the manner described in this subchapter, the clerk of the court shall thereupon issue a summons upon the complaint. The summons shall be in customary form directed to the sheriff of the county in which the cause of action is filed, with direction for service thereof on the named defendants. In addition, he or she shall issue and direct the sheriff to serve upon the named defendants a notice in the following form:

“NOTICE OF INTENTION TO ISSUE WRIT OF POSSESSION You are hereby notified that the attached complaint in the above styled cause claims that you have been guilty of [forcible entry and detainer] [unlawful detainer] (the inapplicable phrase shall be deleted from the notice) and seeks to have a writ of possession directing the sheriff to deliver possession of the lands, tenements, or other possessions described in the complaint delivered to the plaintiff. If, within five (5) days, excluding Sundays and legal holidays, from the date of service of this notice, you have not filed in the office of the clerk of this court a written objection to the claims made against you by the plaintiff for possession of the property described in the complaint, then a writ of possession shall forthwith issue from this office directed to the sheriff of this county and ordering him to remove you from possession of the property described in the complaint and to place the plaintiff in possession thereof. If you should file a written objection to the complaint of the plaintiff and the allegations for immediate possession of the property described in the complaint within five (5) days, excluding Sundays and legal

1 holidays, from the date of service of this notice, a hearing will be
2 scheduled by the court to determine whether or not the writ of possession
3 should issue as sought by the plaintiff. ~~If you continue to possess the~~
4 ~~property described in the complaint, you are required to deposit into the~~
5 ~~registry of the court a sum equal to the amount of rent due on the property~~
6 ~~and continue paying rent into the registry of the court during the pendency~~
7 ~~of these proceedings in accordance with your written or verbal rental~~
8 ~~agreement. Your failure to tender the rent due without justification is~~
9 ~~grounds for the court to grant the writ of possession.~~

10 Clerk of Circuit/District Court”

11 (b) If, within five (5) days, excluding Sundays and legal holidays,
12 following service of this summons, complaint, and notice seeking a writ of
13 possession against the defendants named therein, the defendant or defendants
14 have not filed a written objection to the claim for possession made by the
15 plaintiff in his or her complaint, the clerk of the court shall immediately
16 issue a writ of possession, or if the clerk of the court is unwilling or
17 unable to carry out the duties required by this section, the court shall
18 order the clerk to issue a writ of possession directed to the sheriff
19 commanding him or her to cause the possession of the property described in
20 the complaint to be delivered to the plaintiff without delay, which the
21 sheriff shall thereupon execute in the manner described in § 18-60-310.

22 (c)~~(1)~~ If a written objection to the claim of the plaintiff for a writ
23 of possession shall be filed by the defendant or defendants within five (5)
24 days from the date of service of the notice, summons, and complaint as
25 provided for in this section, the plaintiff shall obtain a date for the
26 hearing of the plaintiff’s demand for possession of the property described in
27 the complaint at any time thereafter when the matter may be heard by the
28 court and shall give notice of the date, time, and place of the hearing by
29 certified mail, postage prepaid, either to the defendant or to his or her or
30 their counsel of record.

31 ~~(2) If the defendant continues to possess the property described~~
32 ~~in the plaintiff’s complaint during the pendency of the proceedings under~~
33 ~~this subchapter, the defendant is required to deposit into the registry of~~
34 ~~the court at the time of filing the written objection a sum equal to the~~
35 ~~amount of rent due on the property and continue paying rent into the registry~~
36 ~~of the court in accordance with the written or verbal rental agreement.~~

1 ~~(3) The failure of the defendant to deposit into the registry of~~
2 ~~the court the rent due or any rent subsequently due during the pendency of~~
3 ~~the proceeding under this subchapter without justification is grounds for the~~
4 ~~court to grant the writ of possession.~~

5 (d)(1)(A) If a hearing is required to be held on the demand of the
6 plaintiff for an immediate writ of possession, the plaintiff shall ~~there~~
7 present evidence sufficient to make a prima facie case of entitlement to
8 possession of the property described in the complaint. The defendant or
9 defendants shall be entitled to present evidence in rebuttal thereof.

10 (B)(i) If the court decides upon all the evidence that the
11 plaintiff is likely to succeed on the merits at a full hearing and if the
12 plaintiff provides adequate security as determined by the court, then the
13 court shall order the clerk forthwith to issue a writ of possession to the
14 sheriff to place the plaintiff in possession of the property described in the
15 complaint, subject to the provisions of subsection (e) of this section.

16 (ii) No such action by the court shall be final
17 adjudication of the parties' rights in the action.

18 (2) A plaintiff demanding an immediate writ of possession who is
19 a housing authority and who claims in its complaint that the defendant or
20 defendants are being asked to surrender possession as a result of the
21 defendant or defendants having been convicted of a criminal violation of the
22 Uniform Controlled Substances Act, § 5-64-101 et seq., shall be entitled to
23 receive an expedited hearing before the court within ten (10) days of the
24 filing of the objection by the defendant or defendants.

25 (e) If the defendant desires to retain possession of the property, the
26 court shall allow the retention upon the defendant's providing, within five
27 (5) days of issuance of the writ of possession, adequate security as
28 determined by the court, in any event not less than the amount of any
29 delinquent rent and rent to accrue while the defendant is allowed to retain
30 possession of the premises.

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