



# ALASKA STATE LEGISLATURE

## House Labor and Commerce Committee

Rep. Ivy Spohnholz  
Chair

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### Sectional Analysis

House Bill 310

Toll RCA, Foreclosure, Eviction, Act for Covid-19

#### Section 1

##### **Suspends deadlines for action by the Regulatory Commission of Alaska during the Novel Coronavirus Disease (COVID-19) public health disaster emergency:**

Notwithstanding contrary provisions of AS 42, extends all statutory and regulatory deadlines for the RCA.

#### Section 2

##### **Moratorium on disconnection of residential utility service:**

Stops disconnection of service by a public utility defined in AS 42.05.990 to a residence for bills not paid during the public health disaster emergency on or after March 11, 2020.

#### Section 3

##### **Regulatory assets for unpaid utility bills:**

Allows a utility certificated under AS 42.05 to create regulatory assets for residential utility bills that are not paid during the COVID-19 emergency declaration.

#### Section 4

##### **Moratorium on evictions for nonpayment of rent:**

Notwithstanding a contrary provision under AS 34.03,

(a) a landlord may not evict a person for nonpayment of rent during the declared public health disaster emergency, and,

(b) anyone seeking protection under this section must provide an affidavit before the emergency declaration expires that they are experiencing financial hardship.

#### Section 5

##### **Moratorium on foreclosures:**

Notwithstanding a contrary provision under AS 09.45, AS 34.35 or another law,

(a) a person cannot foreclose on a property of a person experiencing financial hardship during the COVID-19 public health disaster emergency, and,

(b) a person seeking protection under this section must provide the financial institution seeking foreclosure an affidavit before the emergency declaration expires that the person is experiencing financial hardship

#### Section 6

##### **Repeal**

This Act is repealed April 30, 2021.

#### Section 7

##### **Effective Date**

This Act takes effect immediately under AS 01.10.070(c).