

34-LS1266\N  
Gunther  
2/23/26

**CS FOR SENATE BILL NO. 207(JUD)**

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-FOURTH LEGISLATURE - SECOND SESSION

BY THE SENATE JUDICIARY COMMITTEE

Offered:  
Referred:

Sponsor(s): SENATORS BJORKMAN, Rauscher, Cronk

**A BILL**

**FOR AN ACT ENTITLED**

1 **"An Act relating to the removal of unlawful occupants from residential real property;**  
2 **relating to the crimes of trespass, forgery, and deceptive business practices; and**  
3 **amending Rule 82, Alaska Rules of Civil Procedure."**

4 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

5 \* **Section 1.** AS 09.45 is amended by adding a new section to article 12 to read:

6 **Sec. 09.45.950. Removal of unauthorized occupant from residential real**  
7 **property.** (a) Notwithstanding AS 09.45.060 - 09.45.160, a person who is the owner  
8 of residential real property or an agent of the owner of the property may file a request  
9 with a peace officer to remove a person who is unlawfully occupying a dwelling unit  
10 located on the property if

- 11 (1) the occupant entered the dwelling unit when the dwelling unit was
- 12 not open to the public or when the occupant was not otherwise privileged to do so;
- 13 (2) the occupant continues to occupy the dwelling unit;
- 14 (3) the owner or an agent of the owner of the property has directed the

1 occupant to leave the dwelling unit;

2 (4) the occupant does not have, and has not had, a rental agreement  
3 entitling the occupant to occupy a dwelling unit located on the property;

4 (5) the occupant is not an immediate family member of the property  
5 owner; and

6 (6) no litigation related to the property is pending between the property  
7 owner and the occupant.

8 (b) A request submitted under (a) of this section must be made under oath and  
9 be in substantially the following form:

10 REQUEST TO REMOVE AN UNLAWFUL  
11 OCCUPANT OF RESIDENTIAL REAL PROPERTY.

12 I, \_\_\_\_\_, am the (check one)  owner,  
13 or  agent of \_\_\_\_\_, who is the owner, of the  
14 residential real property located at \_\_\_\_\_,  
15 and I declare under the penalty of perjury that (initial each box):

16 1.  I am the owner or an agent of the owner of the property.

17 2.  The owner purchased the property on \_\_\_\_\_.

18 3.  The property is residential real property and has a  
19 dwelling unit located on the property.

20 4.  A person entered the dwelling unit when the dwelling  
21 unit was not open to the public or when the person was not otherwise  
22 privileged to do so.

23 5.  The occupant continues to occupy the dwelling unit.

24 6.  \_\_\_\_\_, who is the owner or an  
25 agent of the owner of the property, has directed the occupant to leave  
26 the dwelling unit.

27 7.  The occupant does not have, and has not had, a rental  
28 agreement entitling the occupant to occupy a dwelling unit located on  
29 the property.

30 8.  The occupant is not an owner of the property.

1                   9. [ ] The occupant is not an immediate family member of the  
2 property owner.

3                   10. [ ] No litigation related to the property is pending between  
4 the property owner and the occupant.

5                   11. [ ] I understand that an occupant removed from the  
6 property under AS 09.45.950 may file an action against me for any  
7 false statements made in this request or for wrongfully using this  
8 procedure and that I may be held liable for actual damages, penalties,  
9 costs, and full reasonable attorney fees as a result.

10                  12. [ ] I am requesting that a peace officer immediately  
11 remove the occupant from the property.

12                  13. [ ] A copy of my valid government-issued identification is  
13 attached, or I am an agent of the property owner and have attached  
14 evidence of my authority to act on the owner's behalf.

15 I HAVE READ EVERY STATEMENT MADE IN THIS REQUEST  
16 AND EACH STATEMENT IS TRUE AND CORRECT. I  
17 UNDERSTAND THAT A PERSON WHO MAKES A FALSE  
18 SWORN STATEMENT IN CONNECTION WITH A REQUEST  
19 MADE UNDER AS 09.45.950 IS SUBJECT TO CRIMINAL  
20 PROSECUTION FOR PERJURY AS PROVIDED IN AS 11.56.200.

21 Signature: \_\_\_\_\_

22 Date of Signature: \_\_\_\_\_

23 (c) A person filing a request under this section shall file the request with a  
24 peace officer of the municipality or unincorporated community in which the property  
25 is located. If the property is located outside of a municipality or unincorporated  
26 community, the person shall file the request with the nearest available peace officer.

27 (d) A peace officer receiving a request under this section shall verify that the  
28 requester is the record owner of the residential real property or an agent of the record  
29 owner of the property and appears entitled to relief under this section. If the request is  
30 verified, the peace officer shall timely serve the occupant with notice to immediately  
31 vacate and deliver possession of the dwelling unit to the owner. Service may be

1 accomplished by hand delivery of the notice to an occupant or by posting the notice on  
2 the front door or entrance of the dwelling unit. The peace officer shall attempt to  
3 verify the identity of each occupant of the dwelling unit and note the identities of each  
4 occupant on the return of service. A requester shall pay a fee for service of a notice  
5 under this subsection that is equivalent to the fee for service of process of a summons  
6 listed under Rule 11(a), Alaska Rules of Administration.

7 (e) After notice is served under (d) of this section, the owner or an agent of the  
8 owner of the property may request that the peace officer remain on the property to  
9 keep the peace while the owner or agent changes the locks and removes the personal  
10 property of the occupant from the dwelling unit to or near the property line. The peace  
11 officer may require the requester to pay a reasonable hourly rate to the government  
12 agency employing the peace officer.

13 (f) Except when an occupant is removed from the property wrongfully under  
14 this section, the owner or an agent of the owner of the property is not liable to an  
15 occupant or another person for the loss, destruction, or damage of personal property  
16 resulting from the removal of the occupant and the occupant's property from a  
17 dwelling unit under this section.

18 (g) Notwithstanding AS 34.03.210, an occupant who has been wrongfully  
19 removed from a dwelling unit under this section may bring an action to restore  
20 possession of the property under AS 09.45.060 - 09.45.160 and may recover

21 (1) actual damages;

22 (2) three times the value of one month of fair market rent for the  
23 dwelling unit; and

24 (3) full reasonable attorney fees.

25 (h) This section does not limit the rights of property owners or prohibit a  
26 peace officer from arresting an occupant for criminal trespass or another legal cause.

27 (i) In this section,

28 (1) "dwelling unit" has the meaning given in AS 34.03.360;

29 (2) "immediate family member" means a spouse, child, sibling, parent,  
30 grandparent, grandchild, stepparent, stepchild, or stepsibling;

31 (3) "rental agreement" has the meaning given in AS 34.03.360.

1 \* **Sec. 2.** AS 11.46.320(b) is amended to read:

2 (b) Criminal trespass in the first degree is a

3 **(1) class A misdemeanor; or**

4 **(2) class C felony if the person violates (a)(2) of this section and**

5 **causes \$750 or more in damages.**

6 \* **Sec. 3.** AS 11.46.505(a) is amended to read:

7 (a) A person commits the crime of forgery in the second degree if the person  
8 violates AS 11.46.510 and the instrument is or purports to be

9 (1) a deed, will, codicil, contract, assignment, negotiable or other  
10 commercial instrument, **rental agreement,** or other document which does or may  
11 evidence, create, transfer, alter, terminate, or otherwise affect a legal right, interest,  
12 obligation, or status; or

13 (2) a public record.

14 \* **Sec. 4.** AS 11.46.710(a) is amended to read:

15 (a) A person commits the crime of deceptive business practices if, in the  
16 course of engaging in a business, occupation, or profession, the person

17 (1) makes a false statement in an advertisement or communication  
18 addressed to the public or to a substantial number of persons in connection with the  
19 promotion of the sale of property or services or to increase the consumption of  
20 property or services;

21 (2) uses or possesses for use a false weight or measure or any other  
22 device for falsely determining or recording any quality or quantity;

23 (3) sells, offers for sale, exposes for sale, or delivers less than the  
24 represented quantity of a commodity or service;

25 (4) sells, offers for sale, or exposes for sale adulterated commodities;

26 [OR]

27 (5) sells, offers for sale, or exposes for sale mislabeled commodities;

28 **or**

29 **(6) sells, leases, or advertises for sale or lease a dwelling that the**

30 **person does not have the right to sell, lease, or advertise.**

31 \* **Sec. 5.** AS 11.46.710(c) is amended to read:

1 (c) Except as provided in (d) **and (e)** of this section, deceptive business  
2 practices is a class A misdemeanor.

3 \* **Sec. 6.** AS 11.46.710(d) is amended to read:

4 (d) Deceptive business practices is a class C felony if the person **violates**  
5 **(a)(1), (2), (3), (4), or (5) of this section and** uses the Internet or a computer network  
6 to commit the offense. In this subsection, "Internet" means the combination of  
7 computer systems or networks that make up the international network for interactive  
8 communications services, including remote logins, file transfer, electronic mail, and  
9 newsgroups.

10 \* **Sec. 7.** AS 11.46.710 is amended by adding a new subsection to read:

11 (e) Deceptive business practices is a class C felony if the person violates (a)(6)  
12 of this section.

13 \* **Sec. 8.** The uncodified law of the State of Alaska is amended by adding a new section to  
14 read:

15 INDIRECT COURT RULE AMENDMENT. AS 09.45.950(g)(3), enacted by sec. 1 of  
16 this Act, has the effect of changing Rule 82, Alaska Rules of Civil Procedure, by allowing the  
17 recovery of full reasonable attorney fees to an occupant who has been wrongfully removed  
18 from a dwelling unit under AS 09.45.950, enacted by sec. 1 of this Act.

19 \* **Sec. 9.** The uncodified law of the State of Alaska is amended by adding a new section to  
20 read:

21 CONDITIONAL EFFECT. AS 09.45.950(g)(3), enacted by sec. 1 of this Act, takes  
22 effect only if sec. 8 of this Act receives the two-thirds majority vote of each house required by  
23 art. IV, sec. 15, Constitution of the State of Alaska.