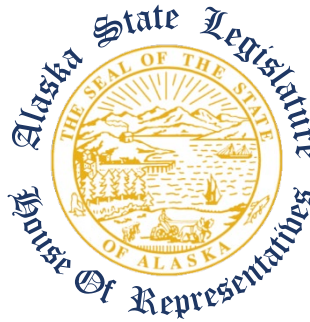


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House Bill 159 – Property Possession and Property Crimes

Sectional Analysis

ver G. 4.11.25

- Section 1:** Section 1 lets property owners or their agents request law enforcement to immediately remove unlawful occupants from residential property without a court eviction, if no rental agreement ever existed. The process requires a sworn affidavit and verification by a peace officer. Wrongfully removed occupants can sue for damages. This does not affect criminal trespass laws.
- Section 2:** Adds a new subsection to AS 11.46.320 (b) defining criminal trespass in the first degree as a class B felony
- Section 3:** Adds rental agreements to AS 11.46.505(a) as a crime of forgery in the second degree
- Section 4:** Adds a new subsection making the sell, lease, or advertise of a dwelling by an unauthorized person a crime of deceptive business practices
- Section 5:** Clarifies that deceptive business practices remain a class A misdemeanor, except in cases outlined in the new subsection (e).
- Section 6:** Provides additional definitions of a class C felony for deceptive

business practices

- Section 7:** Adds a new subsection to AS 11.46.710 defining deceptive business practices as a class C felony if the person violates (a)(6) of this section
- Section 8:** Directly amends Rule 85(a) of the Alaska Rules of Civil Procedure to expedite eviction proceedings. It shortens the eviction hearing timeline from 15 to 7 days after filing, clarifies service and dismissal procedures, and allows clerks to dismiss inactive eviction cases without additional notice, provided the complaint includes standardized notice language.
- Section 9:** Adds a new section to the uncodified law of the State of Alaska allowing for the recovery of full reasonable attorney fees to an occupant who has been wrongfully removed from a dwelling unit under AS.09.45.950 enacted by sec. 1 of this act
- Section 10:** Sets a conditional effect requiring two-thirds vote of each house to implement section 9.