



March 27, 2014

The Honorable Representative Wes Keller, Chair
House Judiciary Committee
State Capitol, Room 118
Juneau, AK 99801

Re: HB282 – Residential Landlord and Tenant Act

Dear Representative Keller:

The Alaska Hotel and Lodging Association (AkH&LA) is the leading voice and resource for Alaska's lodging industry, providing jobs to over 13,000 Alaskans and contributing over \$52 million in municipal tax revenues each year.

AkH&LA supports policies that will help Alaska's hospitality businesses succeed. We understand the importance of HB282 to help protect landlord and tenant rights.

When most think of the hotel and lodging industry, we immediately think of all the wonderful visitors that embark on our State each season, touring for 7 to 10 days and returning home to share their experiences. There are many other types of guests that partake in the comforts of our hotels with stays that sometimes last longer than 30 days.

Our concern in HB282 is found in Section 16 where exemptions from Landlord Tenant statutes are listed. Of specific concern is new language as follows: *"transient occupancy means the presence or stay of an individual for less than 30 consecutive days"*. For example, Hotels serve clients in a variety of ways; out-patient medical treatments require a lengthy stay, airline crew contracts guarantee rooms no matter the length of stay to ensure that the airline client will always have a room, and our ever growing film industry utilizes rooms for weeks on end during production of films capturing the essence of our State.

AkH&LA supports HB282 and requests an amendment to remove the proposed verbiage in Section 16 as noted above.

Sincerely,

Gretchen Kenney, Executive Director
Alaska Hotel and Lodging Association