



ALASKA ASSOCIATION OF REALTORS, INC.
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February 24, 2014

Representative Doug Isaacson
Alaska House of Representatives
Alaska State Capitol Room 13
Juneau, Alaska 99801

RE: HB 282 - " An Act relating to the rights and obligations of residential landlords and tenants; and relating to the taking of a permanent fund dividend for rent and damages owed to a residential landlord."

Dear Representative Isaacson,

The Alaska Association of REALTORS® with over 1,600 members statewide supports House Bill 282, which will update the existing Uniform Residential Landlord Act and takes into consideration current circumstances, technologies and laws.

The Alaska Association of REALTORS® supports this bill because it will allow landlords to collect a separate pet deposit, change the security deposit refund from 15 days to 30 days, define the meaning of normal wear and tear and allow a landlord to attach a tenant's Permanent Fund Dividend to any judgment for unpaid rent or damages.

The Association believes that by updating this bill it will integrate the best practices for property managers and protect against potential problems regarding landlords and tenants.

The Association encourages the passage of House Bill 282.

Sincerely,

A handwritten signature in blue ink that reads 'Errol Champion'.

Errol Champion
Alaska Association of REALTORS®
Industry Issues Chairman

