



22-LS0421\S.1

Cook

4/25/01

AMENDMENT #

OFFERED IN THE HOUSE

BY REPRESENTATIVE GUESS

TO: CSHB 135(JUD)

- 1 Page 1, line 1, following "services": *(title amendment)*
- 2 Insert "and to a tenant's activities that result in the imposition of those fees"
- 3
- 4 Page 2, following line 17:
- 5 Insert a new bill section to read:
- 6 "* Sec. 3. AS 34.03.120(a) is amended to read:
- 7 (a) The tenant
- 8 (1) shall keep that part of the premises occupied and used by the tenant
- 9 as clean and safe as the condition of the premises permit;
- 10 (2) shall dispose all ashes, rubbish, garbage, and other waste from the
- 11 dwelling unit in a clean and safe manner;
- 12 (3) shall keep all plumbing fixtures in the dwelling unit or used by the
- 13 tenant as clean as their condition permits;
- 14 (4) shall use in a reasonable manner all electrical, plumbing, sanitary,
- 15 heating, ventilating, air-conditioning, kitchen, and other facilities and appliances
- 16 including elevators in the premises;
- 17 (5) may not deliberately or negligently destroy, deface, damage,
- 18 impair, or remove a part of the premises or knowingly permit any person to do so;
- 19 (6) may not unreasonably disturb, or permit others on the premises
- 20 with the tenant's consent to unreasonably disturb, a neighbor's peaceful enjoyment of
- 21 the premises;
- 22 (7) shall maintain smoke detection devices as required under
- 23 AS 18.70.095; [AND]
- 24 (8) may not, except in an emergency when the landlord cannot be

1 contacted after reasonable effort to do so, change the locks on doors of the premises
2 without first securing the written agreement of the landlord and, immediately after
3 changing the locks, providing the landlord a set of keys to all doors for which locks
4 have been changed; in an emergency, the tenant may change the locks and shall,
5 within five days, provide the landlord a set of keys to all doors for which locks have
6 been changed and written notice of the change; and

7 (9) may not unreasonably engage in conduct, or permit others on
8 the premises to engage in conduct, that results in the imposition of a fee under a
9 municipal ordinance adopted under AS 29.35.125."