

**CS FOR SPONSOR SUBSTITUTE FOR HOUSE BILL NO. 13(CRA)**

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-FOURTH LEGISLATURE - FIRST SESSION

BY THE HOUSE COMMUNITY AND REGIONAL AFFAIRS COMMITTEE

Offered: 4/25/25

Referred: Rules

Sponsor(s): REPRESENTATIVES GRAY, Eischeid, Fields, Galvin, Josephson, Mina

**A BILL**

**FOR AN ACT ENTITLED**

1 **"An Act relating to optional municipal property tax exemptions for certain long-term**  
2 **rental units, certain mobile home parks, real property rented to low-income families,**  
3 **real property owned and occupied as a permanent place of abode, and real property**  
4 **owned by first-time homebuyers."**

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

6 \* **Section 1.** AS 29.45.050 is amended by adding new subsections to read:

7 (aa) A municipality may by ordinance exempt or partially exempt from  
8 taxation a structure that contains a dwelling unit that was converted from use as a  
9 short-term rental unit to exclusive use as a long-term rental unit. In this subsection,

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

11 (2) "long-term rental unit" means a dwelling unit offered for rent for  
12 periods of not less than 31 consecutive days;

13 (3) "short-term rental unit" means a dwelling unit offered for rent for  
14 periods of 30 consecutive days or less; "short-term rental unit" does not include a

1 (A) hotel, motel, or bed and breakfast;

2 (B) commercially operated hunting or wilderness camp; or

3 (C) dwelling unit operated by a government entity or charitable  
4 organization that provides temporary housing to individuals or family members  
5 of individuals who are being treated for trauma, injury, or disease.

6 (bb) A municipality may by ordinance exempt or partially exempt from  
7 taxation a mobile home park for up to 10 years after the mobile home park is  
8 constructed or renovated.

9 (cc) A municipality may by ordinance exempt or partially exempt from  
10 taxation real property rented to a low-income family if the monthly rent charged to the  
11 low-income family is not more than 30 percent of the family's income. In this  
12 subsection,

13 (1) "family income" means the sum of the previous tax year's adjusted  
14 gross incomes for each person in the family who earned income divided by 12;

15 (2) "low-income family" has the meaning given to "low-income  
16 families" in 42 U.S.C. 1437a(b)(2)(A).

17 (dd) A municipality may by ordinance exempt or partially exempt from  
18 taxation real property owned and occupied as a permanent place of abode by a resident  
19 of the municipality.

20 (ee) A municipality may by ordinance exempt or partially exempt from  
21 taxation residential real property owned and occupied by a first-time home buyer.