

HOUSE BILL NO. 115

IN THE LEGISLATURE OF THE STATE OF ALASKA
THIRTY-FOURTH LEGISLATURE - FIRST SESSION

BY REPRESENTATIVE GRAY

Introduced: 2/26/25

Referred: State Affairs, Labor and Commerce

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to increases in rent for dwelling units."**

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

3 * **Section 1.** AS 34.03.020 is amended by adding a new subsection to read:

4 (f) A landlord may not increase the rent for a dwelling unit more than once in
5 a calendar year. While rent is current, the landlord may not increase rent for the
6 dwelling unit unless the landlord gives written notice to the tenant at least 90 days
7 before the date of the increase specified in the notice. Upon termination, either by a
8 landlord or by the expiration of the term, of a rental agreement or month to month
9 tenancy for a dwelling unit of a tenant that is current on rent,

10 (1) if notice has been given to the tenant under this subsection, the rent
11 for the dwelling unit in a subsequent rental agreement or month to month tenancy may
12 not exceed the amount charged under the terminated or expired rental agreement or
13 month to month tenancy until after the date of the increase specified in the notice; or

14 (2) if notice has not been given to the tenant under this subsection, the
15 rent for the dwelling unit in a subsequent rental agreement or month to month tenancy

1 may not exceed the amount charged under the terminated or expired rental agreement
2 or month to month tenancy until 90 days after the date the rental agreement was
3 terminated or expired.

4 * **Sec. 2.** The uncodified law of the State of Alaska is amended by adding a new section to
5 read:

6 **APPLICABILITY.** This Act applies to a rental agreement that is entered into on or
7 after the effective date of this Act.