

Introduced: 4/25/69
Referred: Commerce and
Judiciary

1 IN THE HOUSE

BY JACKSON

2 HOUSE BILL NO. 404

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SIXTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to rent increase limitations in
7 emergency situations."

8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

9 * Section 1. AS 34.05 is amended by adding new sections to read:

10 ARTICLE 3. RENT INCREASE LIMITATIONS.

11 Sec. 34.05.060. DECLARATION OF HOUSING EMERGENCY BY GOVERNOR.

12 When the governor finds that an emergency exists with regard to
13 housing, he may by written proclamation declare that a state of housing
14 emergency exists. The proclamation shall state the nature of the
15 housing emergency, designate the area affected and be published general-
16 ly throughout the state. When the state of emergency no longer exists,
17 the governor shall issue a written proclamation stating this fact and
18 publish it generally throughout the state.

19 Sec. 34.05.070. RENT INCREASE LIMITATIONS. (a) While a pro-
20 claimed housing emergency exists, rentals charged tenants by landlords,
21 whether in single or multiple unit private dwellings, including mobile
22 homes, or in business or commercial dwellings, or land and any structure
23 on the land that may be leased for any term of one week or longer, or
24 condition of tenancy for dwelling purposes, shall be limited to an
25 increase of not more than 10 per cent a year.

26 (b) The rental on which the 10 per cent maximum rent increase
27 under (a) of this section is based, is determined by the amount of the
28 highest rental charged for the particular dwelling unit, building or
29 other property in the preceding year.

1 (c) Secs. 60 - 80 of this chapter apply to tenancies which are
2 week-to-week and longer.

3 Sec. 34.05.080. PENALTIES. (a) A person who violates sec. 70 of
4 this chapter is, upon conviction, guilty of a misdemeanor.

5 (b) In addition to the criminal penalty provided for in (a) of
6 this section, a tenant may recover in a civil action triple the amount
7 of rent he was required to pay during the period of violation of sec.
8 70 of this chapter.
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