

1 IN THE SENATE

BY B. PHILLIPS

2 SENATE BILL NO. 497

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SIXTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to conveyances; and providing for  
7 an effective date."

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

9 \* Section 1. AS 34.15.110 is amended to read:

10 Sec. 34.15.110. CONVEYANCES CONSTRUED AS CREATING TENANCY IN  
11 COMMON. (a) A conveyance or devise of land or an interest in land  
12 made to two or more persons, other than to executors and trustees,  
13 as such, shall be construed to create a tenancy in common in the  
14 estate, except as provided in (b) of this section [UNLESS IT IS  
15 EXPRESSLY DECLARED IN THE CONVEYANCE OR DEVISE THAT THE GRANTEES OR  
16 DEVISEES TAKE THE LANDS AS JOINT TENANTS].

17 (b) A husband and wife who acquire title in real property shall  
18 hold the estate as tenants by the entirety, unless it is expressly  
19 declared otherwise in the conveyance or devise. The conveyance shall  
20 recite the marital status of the parties acquiring title to the real  
21 property.

22 \* Sec. 2. AS 34.15.130 is amended to read:

23 Sec. 34.15.130. JOINT TENANCY ABOLISHED. Joint tenancy, with  
24 the exception of interests in personalty and tenancy by the entirety,  
25 is abolished. Except as provided in sec. 110(b) of this chapter, persons  
26 [PERSONS] having an undivided interest in real property are considered  
27 tenants in common.

28 \* Sec. 3. This Act takes effect on July 1, 1970.  
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