

Original sponsor: Health, Education and  
Social Services

Offered: 4/20/74  
Referred: Rules

1 IN THE SENATE

BY THE COMMERCE COMMITTEE

2 HOUSE CS FOR CS FOR SENATE BILL NO. 520

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 EIGHTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to the establishment of rent  
7 regulation and control in emergency situations; and  
8 providing for an effective date."

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

10 \* Section 1. AS 34 is amended by adding a new chapter to read:

11 CHAPTER 06. EMERGENCY RESIDENTIAL RENT

12 REGULATION AND CONTROL.

13 Sec. 34.06.010. LEGISLATIVE FINDINGS, PURPOSE. The legislature  
14 finds and declares that

15 (1) a serious public emergency may exist in housing in  
16 Alaska when, because of sudden economic development and uneven popu-  
17 lation growth, there develops an acute shortage of dwellings in all or  
18 parts of Alaska;

19 (2) abnormal economic conditions affecting the availability  
20 of residential rental housing may produce serious threats to the public  
21 health, safety and general welfare and, to prevent these perils, standby  
22 preventative regulations that may be invoked in the event of an emergency  
23 should be promulgated.

24 Sec. 34.06.020. DECLARATION OF HOUSING EMERGENCY. (a) In  
25 accordance with regulations promulgated under sec. 30 of this chapter,  
26 when the governor finds that emergency conditions exist with regard to  
27 residential rental housing, after public hearings in the area, or  
28 areas, affected, he may by written proclamation declare that a state  
29 of housing emergency exists. A housing emergency exists when the rate

1 of vacancies in residential rental housing is so low that there is a  
2 substantial impairment of free choice in residential rental housing or  
3 when the average vacancies in residential housing rentals falls below  
4 three per cent in the area, or areas, affected and remains below three  
5 per cent for a period of at least 90 days. The proclamation shall  
6 state the nature of the housing emergency, designate the area, or  
7 areas, affected and be published generally through the state in the  
8 manner provided by law. When the state of emergency no longer exists,  
9 the governor shall issue a written proclamation stating this fact and  
10 publish it generally throughout the state in the manner provided by  
11 law.

12 (b) On issuing a proclamation of a housing emergency, the governor  
13 shall authorize the municipal government of the area or areas affected  
14 to regulate and control residential rents.

15 Sec. 34.06.030. SCOPE OF EMERGENCY HOUSING ORDINANCES. A  
16 municipal government may adopt rental housing ordinances concerning the  
17 control of residential rents, including but not limited to the provision  
18 of establishment and adjustment of maximum rents and the classification  
19 of residential housing accommodations, provided it is authorized under  
20 sec. 20(b) of this chapter and for the period authorized under sec. 20(a)  
21 of this chapter.

22 Sec. 34.06.050. DEFINITIONS. In this chapter

23 (1) "residential rental housing" means a single or multiple  
24 unit private dwelling, including mobile homes, or a structure on the  
25 land that may be leased for any term of one week or longer, or other  
26 condition of tenancy, that is used for dwelling purposes.

27 Sec. 34.06.060. SHORT TITLE. This chapter may be cited as the  
28 Emergency Residential Housing Rent Regulation and Control Act.

29 \* Sec. 2. This Act expires July 1, 1975.

1 \* Sec. 3. This Act takes effect on the day after its passage and approval  
2 or on the day it becomes law without approval.

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