

Original sponsors: McKinnon, Bradley  
and Parker

Offered: 3/21/75  
Referred: Rules

1 IN THE HOUSE

BY THE JUDICIARY COMMITTEE

2 CS FOR HOUSE BILL NO. 177

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 NINTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to security deposits and prepaid rent."

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

8 \* Section 1. AS 34.03.070(a) is amended to read:

9 (a) A landlord may not demand or receive prepaid rent or a security  
10 deposit, however denominated, in an aggregate amount or value in excess  
11 of two months' periodic rent. A landlord may not demand or receive  
12 prepaid rent or a security deposit unless the tenant and the landlord  
13 take an inventory of the condition of the existing facilities and of any  
14 damage to the part of the premises that the tenant will occupy and use  
15 and a written version of this inventory is signed by the landlord and the  
16 tenant.

17 \* Sec. 2. AS 34.03.070(d) is amended to read:

18 (d) If the landlord fails to comply with (a) of this section, the  
19 tenant may recover twice the amount of the deposit or prepaid rent in  
20 excess of the amount allowed. If the landlord wilfully fails to comply  
21 with (b) of this section, the tenant may recover an amount not to exceed  
22 twice the actual amount withheld.  
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