

Introduced: 3/21/75  
Referred: Judiciary

1 IN THE HOUSE

BY COWPER

2 HOUSE BILL NO. 321 *am*

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 emergency residential rent regula-  
7 tion and control; and providing for an effective date."

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

9 \* Section 1. AS 34.06.020 is amended to read:

10 Sec. 34.06.020. DECLARATION OF HOUSING EMERGENCY. (a) In accor-  
11 dance with regulations promulgated under sec. 30 of this chapter, when  
12 the attorney general [GOVERNOR] finds that emergency conditions exist  
13 with regard to residential rental housing, after public hearings in the  
14 area, or areas, affected, he may by written proclamation declare that a  
15 state of housing emergency exists. A housing emergency exists when the  
16 rate of vacancies in residential rental housing is so low that there is  
17 a substantial impairment of free choice in residential rental housing  
18 [OR WHEN THE AVERAGE VACANCIES IN RESIDENTIAL HOUSING RENTALS FALLS  
19 BELOW THREE PER CENT IN THE AREA, OR AREAS, AFFECTED AND REMAINS BELOW  
20 THREE PER CENT FOR A PERIOD OF AT LEAST 90 DAYS]. The proclamation shall  
21 state the nature of the housing emergency, designate the area, or areas,  
22 affected and be published generally through the state in the manner pro-  
23 vided by law. When the state of emergency no longer exists, the attorney  
24 general [GOVERNOR] shall issue a written proclamation stating this fact  
25 and publish it generally throughout the state in the manner provided by  
26 law.

27 (b) On issuing a proclamation of a housing emergency, the attorney  
28 general [GOVERNOR] may invoke the provisions of this chapter to regulate  
29 and control residential rents and evictions in some parts or all of the

1 state.

2 \* Sec. 2. AS 34.06.030 is amended to read:

3 Sec. 34.06.030. SCOPE OF EMERGENCY HOUSING REGULATIONS. Subject  
4 to the Administrative Procedure Act (AS 44.62), the attorney general  
5 [COMMISSIONER OF COMMERCE], who is charged with the administration of  
6 this chapter, shall promulgate regulations concerning the control of  
7 residential rents, including but not limited to provision for the estab-  
8 lishment and adjustment of maximum rents, the classification of residen-  
9 tial housing accommodations and the regulation of evictions.

10 \* Sec. 3. AS 34.06.050 is repealed and re-enacted to read:

11 Sec. 34.06.050. DEFINITIONS. In this chapter "residential housing  
12 accommodation" means a single or multiple unit private dwelling,  
13 including mobile homes, or a structure on the land that may be leased  
14 for any term of one week or longer, or other condition of tenancy, that  
15 is used for dwelling purposes.

16 \* Sec. 4. Section 3, ch. 128, SLA 1970 is amended to read:

17 Sec. 3. This Act expires July 1, 1977 [1975].

18 \* Sec. 5. This Act takes effect immediately in accordance with AS 01.10.-

19 070(c).  
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