

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

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

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

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

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 AS 34.06.050 is repealed and re-enacted to read:

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

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

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

17 * Sec. 5. This Act takes effect immediately in accordance with AS 01.10.-
18 070(c).