

1 IN THE SENATE

BY THE COMMERCE COMMITTEE

2 SENATE BILL NO. 157

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 TENTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to rental agreements."

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

8 \* Section 1. AS 34.03.030(c) is amended to read:

9 (c) Except as provided in (d) of this section, if [IF] a rental  
10 agreement given effect by the operation of this section provides for a  
11 term longer than one year, it is effective only for one year.

12 \* Sec. 2. AS 34.03.030 is amended by adding a new subsection to read:

13 (d) Notwithstanding AS 09.25.010, if a rental agreement given  
14 effect by the operation of this section has either of the provisions  
15 listed below, that provision is as effective and enforceable as if each  
16 party had signed the agreement and delivered it to the other party:

17 (1) a provision requiring

18 (A) automatic renewal of the tenancy for a one-year term  
19 after a term of one year unless a written notice of nonrenewal is  
20 delivered by either party to the agreement to the other party; and

21 (B) automatic renewal of the tenancy each year in the  
22 same manner;

23 (2) a provision

24 (A) requiring automatic renewal of the tenancy for a  
25 one-year term after a term of one year unless a written notice of  
26 nonrenewal is delivered by either party to the agreement to the  
27 other party; and

28 (B) prohibiting more than one renewal of the tenancy  
29 under the rental agreement.

1 \* Sec. 3. This Act is inapplicable to rental agreements executed before  
2 the effective date of this Act.

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