

Introduced: 1/16/79
Referred: Commerce and
Judiciary

1 IN THE SENATE

BY BRADLEY

2 SENATE BILL NO. 43

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 ELEVENTH 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) If a rental agreement given effect by the operation of this
14 section has either of the provisions listed below, that provision is as
15 effective and enforceable as if each party had signed the agreement and
16 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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