

Original sponsor: Anderson by Request

Offered: 4/30/81
Referred: Rules

1 IN THE HOUSE

BY THE JUDICIARY COMMITTEE

2 CS FOR HOUSE BILL NO. 252 (Judiciary)

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 TWELFTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to the obligations of landlords."

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

8 * Section 1. AS 34.03.070(b) is repealed and reenacted to read:

9 (b) Upon termination of the tenancy, property or money held by
10 the landlord as prepaid rent or as a security deposit may be applied to
11 the payment of accrued rent and the amount of damages which the landlord
12 has suffered by reason of the tenant's noncompliance with AS 34.03.120.
13 "Damages" do not include wear resulting from ordinary use of the pre-
14 mises. The accrued rent and damages must be itemized by the landlord
15 in a written notice mailed to the tenant's last known address within
16 the time limit prescribed by (g) of this section, together with the
17 amount due the tenant.

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

19 (d) If the landlord wilfully fails to comply with (b) or (c) of
20 this section, the tenant may recover an amount not to exceed twice the
21 amount of the prepaid rent or security deposit [ACTUAL AMOUNT WITHHELD].

22 * Sec. 3. AS 34.03.070 is amended by adding a new subsection to read:

23 (g) If the tenant gives notice which complies with AS 34.03.290,
24 the landlord shall mail the written notice and refund required by (b)
25 of this section within 14 days after the tenancy is terminated, and
26 possession is delivered by the tenant. If the tenant does not give
27 notice which complies with AS 34.03.290, the landlord shall mail the
28 written notice and refund required by (b) of this section within 30
29 days after the tenancy is terminated, possession is delivered by the

1 tenant or the landlord becomes aware that the dwelling unit is aban-
2 doned. If the landlord does not know the mailing address of the tenant,
3 but knows or has reason to know how to contact the tenant to give the
4 notice required by (b) of this section, the landlord shall make a
5 reasonable effort to deliver the notice and refund to the tenant.
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