

Original sponsor: Anderson by Request

Offered: 4/30/81
Referred: Rules

1 IN THE HOUSE

BY THE JUDICIARY COMMITTEE

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CS FOR HOUSE BILL NO. 252 (Judiciary) am

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IN THE LEGISLATURE OF THE STATE OF ALASKA

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TWELFTH LEGISLATURE - FIRST SESSION

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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:

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 AS 34.03.070(b) is repealed and reenacted to read:

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(b) Upon termination of the tenancy, property or money held by

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the landlord as prepaid rent or as a security deposit may be applied to

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the payment of accrued rent and the amount of damages which the landlord

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has suffered by reason of the tenant's noncompliance with AS 34.03.120.

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"Damages" do not include wear resulting from ordinary use of the pre-

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misses. The accrued rent and damages must be itemized by the landlord

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in a written notice mailed to the tenant's last known address within

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the time limit prescribed by (g) of this section, together with the

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amount due the tenant.

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* Sec. 2. AS 34.03.070 is amended by adding a new subsection to read:

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(g) If the tenant gives notice which complies with AS 34.03.290,

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the landlord shall mail the written notice and refund required by (b)

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of this section within 14 days after the tenancy is terminated, and

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possession is delivered by the tenant. If the tenant does not give

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notice which complies with AS 34.03.290, the landlord shall mail the

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written notice and refund required by (b) of this section within 30

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days after the tenancy is terminated, possession is delivered by the

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tenant or the landlord becomes aware that the dwelling unit is aban-

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doned. If the landlord does not know the mailing address of the tenant,

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but knows or has reason to know how to contact the tenant to give the

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notice required by (b) of this section, the landlord shall make a



reasonable effort to deliver the notice and refund to the tenant.

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