

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) am S

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 TWELFTH LEGISLATURE - SECOND 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 AS 34.03.070(b) is repealed and reenacted to read: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 is amended by adding a new subsection to read:

19 (g) If the landlord or tenant gives notice which complies with  
20 AS 34.03.290, the landlord shall mail the written notice and refund  
21 required by (b) of this section within 14 days after the tenancy is  
22 terminated, and possession is delivered by the tenant. If the tenant  
23 does not give notice which complies with AS 34.03.290, the landlord  
24 shall mail the written notice and refund required by (b) of this section  
25 within 30 days after the tenancy is terminated, possession is delivered  
26 by the tenant or the landlord becomes aware that the dwelling unit is  
27 abandoned. If the landlord does not know the mailing address of the  
28 tenant, but knows or has reason to know how to contact the tenant to  
29 give the notice required by (b) of this section, the landlord shall make



STATE OF CALIFORNIA  
LEGISLATURE

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