

Original sponsor: Metcalfe

Offered: 4/5/82  
Referred: Judiciary

BY THE LABOR AND  
COMMERCE COMMITTEE

1 IN THE HOUSE

2 CS FOR HOUSE BILL NO. 722 (L&C)

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 landlord remedies."

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

8 \* Section 1. AS 34.03 is amended by adding new sections to read:

9 Sec. 34.03.221. REMEDY FOR DAMAGE. (a) Notwithstanding AS 34.03.-  
10 220(a) or any other provision of this chapter, if a tenant wilfully  
11 causes excessive damage to the dwelling unit, the landlord may terminate  
12 the rental agreement and recover possession of the dwelling unit. The  
13 landlord shall give the tenant at least 24 hours notice of his intent to  
14 recover possession under this subsection.

15 (b) If, in an action for possession after termination of a rental  
16 agreement under (a) of this section, the court finds that the tenant did  
17 not wilfully cause excessive damage, the tenant may recover possession  
18 and an amount not to exceed three times the actual damages.

19 Sec. 34.03.222. REMEDY FOR BAD CHECKS. (a) Notwithstanding  
20 AS 34.03.220(b) or any other provision of this chapter, if a tenant  
21 issues a check in payment of rent for a dwelling unit that is not honored  
22 by the drawee and the tenant fails to make full satisfaction of the  
23 amount due within the 15-day period provided by AS 11.46.280(b)(1), the  
24 landlord may terminate the rental agreement. The landlord shall give  
25 the tenant at least four days notice of his intent to terminate the  
26 rental agreement under this subsection.

27 (b) If payment of rent is not made by the tenant within the four-  
28 day period provided by (a) of this section, the tenancy terminates and  
29 the landlord may immediately recover possession of the dwelling unit.