

Offered: 5/11/83
Referred: Judiciary

Original sponsor: Hurlbert

BY THE LABOR AND
COMMERCE COMMITTEE

1 IN THE HOUSE

2

CS FOR HOUSE BILL NO. 131 (L&C)

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

THIRTEENTH LEGISLATURE - FIRST SESSION

5

A BILL

6 For an Act entitled: "An Act relating to unlawful practices in the sale or
7 rental of real property."

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

9 * Section 1. AS 18.80.240 is amended to read:

10 Sec. 18.80.240. UNLAWFUL PRACTICES IN THE SALE OR RENTAL OF REAL
11 PROPERTY. It is unlawful for the owner, lessee, manager or other
12 person having the right to sell, lease or rent real property

13 (1) to refuse to sell, lease or rent the real property to a
14 person because of sex, marital status, changes in marital status,
15 pregnancy, parenthood, race, religion, color or national origin [;
16 HOWEVER, NOTHING IN THIS PARAGRAPH PROHIBITS THE SALE, LEASE OR RENTAL
17 OF CLASSES OF REAL PROPERTY COMMONLY KNOWN AS HOUSING FOR "SINGLES" OR
18 "MARRIED COUPLES" ONLY];

19 (2) to discriminate against a person because of sex, mari-
20 tal status, changes in marital status, pregnancy, parenthood, race,
21 religion, color or national origin in a term, condition or privilege
22 relating to the use, sale, lease or rental of real property [; HOW-
23 EVER, NOTHING IN THIS PARAGRAPH PROHIBITS THE SALE, LEASE OR RENTAL OF
24 CLASSES OF REAL PROPERTY COMMONLY KNOWN AS HOUSING FOR "SINGLES" OR
25 "MARRIED COUPLES" ONLY];

26 (3) to make a written or oral inquiry or record of the sex,
27 marital status, changes in marital status, race, religion, color or
28 national origin of a person seeking to buy, lease or rent real prop-
29 erty;

1 (4) to offer, solicit, accept, use or retain a listing of
2 real property with the understanding that a person may be discrim-
3 inated against in a real estate transaction or in the furnishing of
4 facilities or sources in connection therewith because of a person's
5 sex, marital status, changes in marital status, pregnancy, parenthood,
6 race, religion, color, national origin or age;

7 (5) to represent to a person that real property is not
8 available for inspection, sale, rental, or lease when in fact it is so
9 available, or to refuse a person to inspect real property because of
10 the race, religion, color, national origin, age, sex, marital status,
11 change in marital status, parenthood, or pregnancy of that person or
12 of any person associated with that person;

13 (6) to engage in blockbusting;

14 (7) to make, print or publish, or cause to be made, printed
15 or published, any notice, statement or advertisement, with respect to
16 the sale or rental of real property that indicates any preference,
17 limitation, or discrimination based on race, color, religion, sex,
18 parenthood, or national origin, or an intention to make the prefer-
19 ence, limitation or discrimination.

20 * Sec. 2. AS 18.80.240 is amended by adding new subsections to read:

21 (b) The owner, lessee, manager or other person having the right
22 to sell, lease, or rent real property may adopt reasonable rules
23 regulating the conduct of a tenant and providing for a reasonable
24 damage deposit.

25 (c) The following classes of real property are exempt from the
26 provisions in (a) of this section relating to parenthood;

27 (1) a private residence offered for short term occupancy;

28 (2) housing established primarily for the handicapped,
29 developmentally disabled, or elderly;

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- 1 (3) housing established as a dormitory; and
- 2 (4) efficiency and one bedroom housing units.