

Introduced: 2/13/84
Referred: Labor and Commerce
and Judiciary

1 IN THE SENATE

BY HALFORD

2

SENATE BILL NO. 464

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

THIRTEENTH LEGISLATURE - SECOND SESSION

5

A BILL

6 For an Act entitled: "An Act permitting the establishment of horizontal
7 property regimes for mobile homes."

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

9 * Section 1. AS 34.07 is amended by adding a new section to read:

10 ARTICLE 8. MOBILE HOMES HORIZONTAL PROPERTY REGIME.

11 Sec. 34.07.500. MOBILE HOME HORIZONTAL PROPERTY REGIME. (a)

12 Notwithstanding the provisions of AS 34.07.010 - 34.07.460, a horizon-
13 tal property regime for mobile homes may be established in an estate
14 in real property consisting of an undivided interest in common in a
15 portion of the real property together with a separate interest in
16 space, the boundaries of which are described in a declaration filed by
17 the sole owner or all of the owners of the property and which complies
18 to the extent applicable with AS 34.07.020. The area within the
19 boundaries may be filled with air or earth or a combination of air and
20 earth and need not be physically attached to land except by easements
21 of access and, if necessary, support.

22 (b) The portion of the parcel of real property held in undivided
23 interest may be all of the real property of an existing parcel except
24 for the separate interests in space without regard to any three-
25 dimensional aspects of the real property if the purpose of the hori-
26 zontal property regime is the establishment of a horizontal property
27 regime for mobile homes.

28 (c) Except to the extent that AS 34.07.010 - 34.07.460 is in-
29 applicable to a horizontal property regime for mobile homes, the

1 ~~0307~~ provisions of AS 34.07.010 - 34.07.460 apply to a horizontal property
2 regime established for mobile homes.