

SENATE BILL NO. 187

IN THE LEGISLATURE OF THE STATE OF ALASKA

SEVENTEENTH LEGISLATURE - FIRST SESSION

BY THE SENATE LABOR AND COMMERCE COMMITTEE

Introduced: 3/11/91
Referred: L&C and Judiciary

A BILL

FOR AN ACT ENTITLED

1 "An Act relating to the disclosure of certain facts in real property transactions."

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

3 * Section 1. AS 09.45 is amended by adding a new section to article 9 to read:

4 Sec. 09.45.797. DISCLOSURE OF CERTAIN FACTS. (a) An owner of an interest in
5 real property, the owner's agent, and the agent of the transferee of the interest are not liable to
6 the transferee for the owner or agent's failure to disclose to the transferee that

7 (1) a person died upon the real property or that the person died in a particular
8 manner, if the death occurred more than three years before the date the transferee offers to
9 purchase, lease, or rent the interest in real property; or

10 (2) an occupant of the real property was or is infected with or died from human
11 T-lymphotropic virus type III-lymphadenopathy virus or acquired immune deficiency syndrome.

12 (b) In this section, "transferee" includes a purchaser, lessee, and easement holder.

13 * Sec. 2. This Act does not apply to a failure to disclose information regarding an interest in real
14 property unless the failure to disclose occurs on or after the effective date of this Act.