



LAWS OF ALASKA

1982

Source

CSHB 252 (Jud) am S

Chapter No.

20

AN ACT

Relating to the obligations of landlords.

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

THE ACT FOLLOWS ON PAGE 1, LINE 8

Approved by the Governor: April 20, 1982
Actual Effective Date: July 19, 1982

AN ACT

Relating to the obligations of landlords.

* Section 1. AS 34.03.070(b) is repealed and reenacted to read:

(b) Upon termination of the tenancy, property or money held by the landlord as prepaid rent or as a security deposit may be applied to the payment of accrued rent and the amount of damages that the landlord has suffered by reason of the tenant's noncompliance with AS 34.03.120. "Damages" do not include wear resulting from ordinary use of the premises. The accrued rent and damages must be itemized by the landlord in a written notice mailed to the tenant's last known address within the time limit prescribed by (g) of this section, together with the amount due the tenant.

* Sec. 2. AS 34.03.070 is amended by adding a new subsection to read:

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

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