

Proposed Amendment #1 to AO 2025-93

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 15.05 AND 15.10 TO REQUIRE RESIDENTIAL RENTAL PROPERTY OWNERS PROVIDE TENANTS FINANCIAL RELOCATION ASSISTANCE FOLLOWING ISSUANCE OF A NOTICE TO VACATE AND AMENDING TITLE 8 TO ENACT A NEW SECTION 8.30.200 AND TO MAKE FAILURE TO COMPLY WITH AN ENFORCEMENT ORDER OR A NOTICE TO VACATE PUNISHABLE AS MISDEMEANOR OFFENSES.

Submitted by: Assembly Member Martinez

PROPOSED AMENDMENT

Purpose/Summary of Amendment: The sponsor will speak to the amendment.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

Section 3, p. 4, beginning at line 19, amending as follows:

- ii. The violations resulting in the notice to vacate result from conditions arising from **unforeseen circumstances not caused by the owner's neglect, including but not limited to a natural disaster such as** [~~a natural disaster, including~~] an earthquake, tsunami, windstorm, or wildfire; or . . .

Will there be any public or private economic effect to the proposed amendment?

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (check one) If yes, please detail below.

Proposed Amendment #2 to AO 2025-93

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 15.05 AND 15.10 TO REQUIRE RESIDENTIAL RENTAL PROPERTY OWNERS PROVIDE TENANTS FINANCIAL RELOCATION ASSISTANCE FOLLOWING ISSUANCE OF A NOTICE TO VACATE AND AMENDING TITLE 8 TO ENACT A NEW SECTION 8.30.200 AND TO MAKE FAILURE TO COMPLY WITH AN ENFORCEMENT ORDER OR A NOTICE TO VACATE PUNISHABLE AS MISDEMEANOR OFFENSES.

Submitted by: Assembly Member Silvers

PROPOSED AMENDMENT

Purpose/Summary of Amendment: The proposed amendment would restore the 24 hour notice requirement currently in code.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

Section 5, p. 6, beginning at line 17, amending as follows:

- A. When it is necessary to make an inspection to enforce the provisions of this chapter, or when the appropriate authority has reasonable cause to believe there exists in dwellings, dwelling units, roominghouses, rooming units, a dwelling, dwelling unit or rooming unit, or of a multiple dwelling, hotel or hotel unit, or a roominghouse, dormitories, or dormitory rooms a condition which is contrary to or in violation of this chapter and makes the premises unfit, the code official may enter the premises at reasonable times to inspect or to perform the duties imposed by this chapter, provided if such premises be occupied that credentials be presented to the occupant **with 24 hours advanced notice** and entry requested. If such premises ~~are~~**is** unoccupied, the code official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry.

Will there be any public or private economic effect to the proposed amendment?

☐ YES ☒ NO (check one) **If yes, please detail below.**

Proposed Amendment #3 to AO 2025-93

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 15.05 AND 15.10 TO REQUIRE RESIDENTIAL RENTAL PROPERTY OWNERS PROVIDE TENANTS FINANCIAL RELOCATION ASSISTANCE FOLLOWING ISSUANCE OF A NOTICE TO VACATE AND AMENDING TITLE 8 TO ENACT A NEW SECTION 8.30.200 AND TO MAKE FAILURE TO COMPLY WITH AN ENFORCEMENT ORDER OR A NOTICE TO VACATE PUNISHABLE AS MISDEMEANOR OFFENSES.

Submitted by: Assembly Member Silvers

PROPOSED AMENDMENT

Purpose/Summary of Amendment: The proposed amendment provides a 30 day timeline to residents before they could face criminal penalties for failure to vacate.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

Section 1, p. 2, beginning at line 14, amending as follows:

- B. *Violation by occupant.* No occupant or lessee in possession of a rental dwelling, or dwelling unit within a rental dwelling, shall fail, within 30 days, to comply with any notice to vacate issued pursuant to titles 15 and 23 of this code.

Will there be any public or private economic effect to the proposed amendment?

☐ YES ☒ NO (check one) **If yes, please detail below.**

Proposed Amendment #4 to AO 2025-93

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 15.05 AND 15.10 TO REQUIRE RESIDENTIAL RENTAL PROPERTY OWNERS PROVIDE TENANTS FINANCIAL RELOCATION ASSISTANCE FOLLOWING ISSUANCE OF A NOTICE TO VACATE AND AMENDING TITLE 8 TO ENACT A NEW SECTION 8.30.200 AND TO MAKE FAILURE TO COMPLY WITH AN ENFORCEMENT ORDER OR A NOTICE TO VACATE PUNISHABLE AS MISDEMEANOR OFFENSES.

Submitted by: Assembly Member Silvers

PROPOSED AMENDMENT

Purpose/Summary of Amendment: The proposed amendment would require that a fine/attempt at getting the landlord to fix the property without displacing people be the first action attempted before notice to vacate/relocation assistance. Under these proposed changes, code enforcement must exhaust the remedies of issuing a notice to repair and impose civil fines before the obligation to provide relocation assistance could attach.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

Section 3, p.3, beginning at line 42, amending as follows:

2. ~~If [In addition to those remedies provided in subsection 1 above, if]~~ upon reinspection of a rental dwelling, the violations are determined by the director not to have been corrected , [and] that the building is unfit for human habitation pursuant to section 15.10.180, **and that those remedies provided in subsection 1 above been have exhausted,** the director may post a notice to vacate ~~[. Pursuant to this section], and the~~ owner shall bear the cost of relocation of their tenants to suitable housing.

Will there be any public or private economic effect to the proposed amendment? ☐ YES ☒ NO (check one) **If yes, please detail below.**

Proposed Amendment #5 to AO 2025-93

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 15.05 AND 15.10 TO REQUIRE RESIDENTIAL RENTAL PROPERTY OWNERS PROVIDE TENANTS FINANCIAL RELOCATION ASSISTANCE FOLLOWING ISSUANCE OF A NOTICE TO VACATE AND AMENDING TITLE 8 TO ENACT A NEW SECTION 8.30.200 AND TO MAKE FAILURE TO COMPLY WITH AN ENFORCEMENT ORDER OR A NOTICE TO VACATE PUNISHABLE AS MISDEMEANOR OFFENSES.

Submitted by: Assembly Member Silvers

PROPOSED AMENDMENT

Purpose/Summary of Amendment: The proposed amendment will change the provisions of the Section 3 to ensure the relocation assistance payments still conform with the Alaska Landlord Tenant Act, which entitles the property owner to apply a tenant's security deposit to the cost of repairing damages caused by the tenant.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

Section 3, p. 4, beginning at line 3, amending as follows:

- a. Within 7 calendar days of receiving a notice to vacate, the owner shall pay to the tenant relocation assistance in the amount **of** two times the tenant's monthly rent in addition to refunding the **[full]** amount of any deposit and prepaid rent **to the full extent required by state law. The notice to vacate shall effectively terminate the tenancy on the date vacancy is required, and also trigger the landlord's written notice and refund obligations in AS 34.03.070(b) and (g).**

Will there be any public or private economic effect to the proposed amendment?

☒ YES ☐ NO (check one) If yes, please detail below.

The proposed amendment will lessen the financial risk to the property owner by ensuring they may still apply security deposits to address any damages done by their tenants.

Proposed Amendment #6 to AO 2025-93

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 15.05 AND 15.10 TO REQUIRE RESIDENTIAL RENTAL PROPERTY OWNERS PROVIDE TENANTS FINANCIAL RELOCATION ASSISTANCE FOLLOWING ISSUANCE OF A NOTICE TO VACATE AND AMENDING TITLE 8 TO ENACT A NEW SECTION 8.30.200 AND TO MAKE FAILURE TO COMPLY WITH AN ENFORCEMENT ORDER OR A NOTICE TO VACATE PUNISHABLE AS MISDEMEANOR OFFENSES.

Submitted by: Assembly Member Silvers

PROPOSED AMENDMENT

Purpose/Summary of Amendment: This change protects the landlord from assuming liability to pay relocation fees if the notice to vacate is the result of tenant misconduct/carelessness that may not reach the category of illegal conduct.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

Section 3, p. 4, beginning at line 13, amending as follows:

- i. The violations resulting in a notice to vacate are directly caused by a tenant's or third party's [illegal] conduct [without the owner's prior knowledge];

Will there be any public or private economic effect to the proposed amendment?

☐ YES ☒ NO (check one) **If yes, please detail below.**

Proposed Amendment #7 to AO 2025-93

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 15.05 AND 15.10 TO REQUIRE RESIDENTIAL RENTAL PROPERTY OWNERS PROVIDE TENANTS FINANCIAL RELOCATION ASSISTANCE FOLLOWING ISSUANCE OF A NOTICE TO VACATE AND AMENDING TITLE 8 TO ENACT A NEW SECTION 8.30.200 AND TO MAKE FAILURE TO COMPLY WITH AN ENFORCEMENT ORDER OR A NOTICE TO VACATE PUNISHABLE AS MISDEMEANOR OFFENSES.

Submitted by: Assembly Members Johnson and Baldwin Day

PROPOSED AMENDMENT

Purpose/Summary of Amendment: The proposed amendment corrects a minor error in the original AO. The new language clarifies that a tenant must hold a valid tenancy prior to the issuance of the final notice to vacate their premises in order to be entitled to relocation assistance.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

Section 3, p. 4, beginning at line 5, amending as follows:

- b. For purposes of this subsection, a tenant may only receive and retain relocation assistance once per tenancy per dwelling unit. All tenants holding a valid tenancy at any point after issuance of the initial notice to repair and **prior to** issuance of the final notice to vacate shall be entitled to relocation assistance.

Will there be any public or private economic effect to the proposed amendment?

☐ YES ☒ NO (check one) **If yes, please detail below.**