

Alaska

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Alaska. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 16 categories

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1. ADDITIONAL LEGAL REQUIREMENTS

- **1. Premises Condition Statement (AS 34.03.090(d))**
■ *Legal Reference:* [AS 34.03.090\(d\)](#) (click to view statute)
- **2. Notice Methods (AS 34.03.300)**
■ *Legal Reference:* [AS 34.03.300](#) (click to view statute)
- **3. Possession at Commencement (AS 34.03.090)**
■ *Legal Reference:* [AS 34.03.090](#) (click to view statute)
- **4. Rental Agreement Enforceability (AS 34.03.030)**
■ *Legal Reference:* [AS 34.03.030](#) (click to view statute)
- **5. Landlord Liens Abolished (AS 34.03.250)**
■ *Legal Reference:* [AS 34.03.250](#) (click to view statute)
- **6. Tenant's Remedy for Unlawful Ouster (AS 34.03.210)**
■ *Legal Reference:* [AS 34.03.210](#) (click to view statute)
- **7. Landlord's Noncompliance as Defense (AS 34.03.190)**
■ *Legal Reference:* [AS 34.03.190](#) (click to view statute)
- **8. Waiver of Landlord's Right to Terminate (AS 34.03.240)**
■ *Legal Reference:* [AS 34.03.240](#) (click to view statute)
- **9. Recovery of Possession Limited (AS 34.03.280)**
■ *Legal Reference:* [AS 34.03.280](#) (click to view statute)
- **10. Remedies After Termination (AS 34.03.270)**
■ *Legal Reference:* [AS 34.03.270](#) (click to view statute)
- **11. Tenant Absence and Abandonment (AS 34.03.230)**
■ *Legal Reference:* [AS 34.03.230](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

● **1. Lease Formation & Disclosures (AS 34.03.080)**

■ *Legal Reference: [AS 34.03.080](#) (click to view statute)*

● **2. Written Lease Requirements (AS 34.03.020)**

■ *Legal Reference: [AS 34.03.020](#) (click to view statute)*

● **3. Lease Language Requirements (AS 34.03.040)**

■ *Legal Reference: [AS 34.03.040](#) (click to view statute)*

● **4. Lease Addendums (Various AS 34.03 sections)**

■ *Legal Reference: [Various AS 34.03 sections](#) (click to view statute)*

● **5. Lease Renewal (AS 34.03.290)**

■ *Legal Reference: [AS 34.03.290](#) (click to view statute)*

● **6. Lease Termination (AS 34.03.290)**

■ *Legal Reference: [AS 34.03.290](#) (click to view statute)*

● **7. Early Termination (AS 34.03.200, AS 34.03.160, Federal SCRA)**

■ *Legal Reference: [AS 34.03.200](#), [AS 34.03.160](#), [Federal SCRA](#) (click to view statute)*

3. ENTRY & ACCESS

● **1. Landlord's Right of Entry (AS 34.03.140)**

■ *Legal Reference: [AS 34.03.140](#) (click to view statute)*

● **2. Emergency Entry (AS 34.03.140)**

■ *Legal Reference: [AS 34.03.140](#) (click to view statute)*

● **3. Tenant's Right to Privacy (AS 34.03.140)**

■ *Legal Reference: [AS 34.03.140](#) (click to view statute)*

● **4. Lockouts and Self-Help Eviction (AS 34.03.210)**

■ *Legal Reference: [AS 34.03.210](#) (click to view statute)*

4. EVICTION PROCEDURES

● **1. Nonpayment of Rent - Termination Notice (AS 34.03.220(a)(1))**

■ *Legal Reference:* [AS 34.03.220\(a\)\(1\)](#) (click to view statute)

● **2. Lease Violation - Termination Notice (AS 34.03.220(a)(2))**

■ *Legal Reference:* [AS 34.03.220\(a\)\(2\)](#) (click to view statute)

● **3. Immediate Termination Situations (AS 34.03.220(a)(3))**

■ *Legal Reference:* [AS 34.03.220\(a\)\(3\)](#) (click to view statute)

● **4. Holdover Tenants (AS 34.03.290)**

■ *Legal Reference:* [AS 34.03.290](#) (click to view statute)

● **5. Eviction Court Procedures (AS 09.45.060 - AS 09.45.160 (Forcible Entry and Detainer))**

■ *Legal Reference:* [AS 09.45.060 - AS 09.45.160 \(Forcible Entry and Detainer\)](#) (click to view statute)

● **6. Abandoned Property (AS 34.03.260)**

■ *Legal Reference:* [AS 34.03.260](#) (click to view statute)

● **7. Writ of Assistance (AS 09.45.160)**

■ *Legal Reference:* [AS 09.45.160](#) (click to view statute)

5. FINANCIAL TERMS

● **1. Rent Amount & Payment (AS 34.03.020)**

■ *Legal Reference:* [AS 34.03.020](#) (click to view statute)

● **2. Rent Increases (AS 34.03.290, No rent control statute)**

■ *Legal Reference:* [AS 34.03.290, No rent control statute](#) (click to view statute)

● **3. Late Fees (AS 34.03.220, No specific cap)**

■ *Legal Reference:* [AS 34.03.220, No specific cap](#) (click to view statute)

● **4. NSF/Bounced Check Fees (No specific landlord-tenant statute; general contract law)**

■ *Legal Reference:* [No specific landlord-tenant statute; general contract law](#) (click to view statute)

● **5. Application Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **7. Pet Fees & Deposits (AS 34.03.070(h))**

■ *Legal Reference:* [AS 34.03.070\(h\)](#) (click to view statute)

● **8. Utilities (AS 34.03.180, AS 34.03.100)**

■ *Legal Reference:* [AS 34.03.180](#), [AS 34.03.100](#) (click to view statute)

6. HABITABILITY & REPAIRS

● **1. Landlord's Duty to Maintain (AS 34.03.100)**

■ *Legal Reference:* [AS 34.03.100](#) (click to view statute)

● **2. Tenant Repair Requests (AS 34.03.160)**

■ *Legal Reference:* [AS 34.03.160](#) (click to view statute)

● **3. Tenant's Repair and Deduct Right (AS 34.03.160(b))**

■ *Legal Reference:* [AS 34.03.160\(b\)](#) (click to view statute)

● **4. Tenant Maintenance Obligations (AS 34.03.120)**

■ *Legal Reference:* [AS 34.03.120](#) (click to view statute)

● **5. Mold Disclosure (No specific Alaska statute)**

■ *Legal Reference:* [No specific Alaska statute](#) (click to view statute)

● **6. Lead-Based Paint Disclosure (Federal requirement (42 USC 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **7. Smoke and Carbon Monoxide Detectors (Alaska Building Code, local ordinances)**

■ *Legal Reference:* [Alaska Building Code, local ordinances](#) (click to view statute)

● **8. Bedbug Responsibilities (No specific Alaska statute)**

■ *Legal Reference:* [No specific Alaska statute](#) (click to view statute)

7. LOCAL ORDINANCES & REGISTRATIONS

● **1. Anchorage-Specific Requirements (Anchorage Municipal Code Title 21 (Zoning), Title 15 (Health))**

■ *Legal Reference:* [Anchorage Municipal Code Title 21 \(Zoning\), Title 15 \(Health\)](#) (click to view statute)

● **2. Rental Registration Programs (Local ordinances)**

■ *Legal Reference: [Local ordinances](#) (click to view statute)*

● **3. City-Specific Zoning (Local zoning ordinances)**

■ *Legal Reference: [Local zoning ordinances](#) (click to view statute)*

● **4. HOA Rules (No specific statute; contract law)**

■ *Legal Reference: [No specific statute; contract law](#)*

● **5. Condo Association Rules (No specific Alaska statute; AS 34.07 (Horizontal Property Regimes Act))**

■ *Legal Reference: [No specific Alaska statute; AS 34.07 \(Horizontal Property Regimes Act\)](#) (click to view statute)*

8. MISCELLANEOUS PROVISIONS

● **1. Failure to Deliver Possession (AS 34.03.170)**

■ *Legal Reference: [AS 34.03.170](#) (click to view statute)*

● **2. Wrongful Failure to Supply Essential Services (AS 34.03.180)**

■ *Legal Reference: [AS 34.03.180](#) (click to view statute)*

● **3. Application of Act (AS 34.03.330)**

■ *Legal Reference: [AS 34.03.330](#) (click to view statute)*

● **4. Construction and Purpose (AS 34.03.010)**

■ *Legal Reference: [AS 34.03.010](#) (click to view statute)*

● **5. Service of Process (AS 34.03.285)**

■ *Legal Reference: [AS 34.03.285](#) (click to view statute)*

● **6. Periodic Tenancy and Holdover (AS 34.03.290)**

■ *Legal Reference: [AS 34.03.290](#) (click to view statute)*

9. PROPERTY MANAGEMENT LICENSING

● **1. Property Manager License Requirement (AS 08.88.071, AS 34.03.080)**

■ *Legal Reference: [AS 08.88.071](#), [AS 34.03.080](#) (click to view statute)*

● **2. Property Manager Trust Account Requirements (AS 08.88.385, AS 34.03.070)**

■ *Legal Reference:* [AS 08.88.385, AS 34.03.070](#) (click to view statute)

● **3. Property Manager Duties to Landlord (AS 08.88, General agency law)**

■ *Legal Reference:* [AS 08.88, General agency law](#) (click to view statute)

● **4. Resident Manager Exemption (AS 08.88.071(b))**

■ *Legal Reference:* [AS 08.88.071\(b\)](#) (click to view statute)

10. REPORTING & DOCUMENTATION

● **1. Record Retention - General (General business practice)**

■ *Legal Reference:* [General business practice](#) (click to view statute)

● **2. Rent Payment Records (General business practice)**

■ *Legal Reference:* [General business practice](#)

● **3. Maintenance Logs (AS 34.03.100 (implied))**

■ *Legal Reference:* [AS 34.03.100 \(implied\)](#) (click to view statute)

● **4. Inspection Reports (AS 34.03.070, AS 34.03.090(d))**

■ *Legal Reference:* [AS 34.03.070, AS 34.03.090\(d\)](#) (click to view statute)

● **5. Lead Registry (Federal requirement (42 USC 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **6. Bedbug Registry (No Alaska requirement)**

■ *Legal Reference:* [No Alaska requirement](#)

11. SECURITY DEPOSITS

● **1. Security Deposit Limits (AS 34.03.070(a))**

■ *Legal Reference:* [AS 34.03.070\(a\)](#) (click to view statute)

● **2. Security Deposit Storage (AS 34.03.070(c))**

■ *Legal Reference:* [AS 34.03.070\(c\)](#) (click to view statute)

● **3. Security Deposit Return (AS 34.03.070(g))**

■ *Legal Reference:* [AS 34.03.070\(g\)](#) (click to view statute)

● **4. Allowable Deductions (AS 34.03.070(b))**

■ *Legal Reference:* [AS 34.03.070\(b\)](#) (click to view statute)

● **5. Itemization Requirements (AS 34.03.070(b))**

■ *Legal Reference:* [AS 34.03.070\(b\)](#) (click to view statute)

● **6. Penalties for Wrongful Withholding (AS 34.03.070(d))**

■ *Legal Reference:* [AS 34.03.070\(d\)](#) (click to view statute)

● **7. Interest on Deposits (General trust law principles)**

■ *Legal Reference:* [General trust law principles](#) (click to view statute)

● **8. Security Deposit Accounting (AS 34.03.070(b)(c))**

■ *Legal Reference:* [AS 34.03.070\(b\)\(c\)](#) (click to view statute)

● **9. Normal Wear and Tear Definition (AS 34.03.070(i)(1))**

■ *Legal Reference:* [AS 34.03.070\(i\)\(1\)](#) (click to view statute)

● **10. Transfer of Property/Deposit Liability (AS 34.03.070(f))**

■ *Legal Reference:* [AS 34.03.070\(f\)](#) (click to view statute)

12. SPECIAL PROPERTY TYPES

● **1. Mobile Home Parks - Special Rules (AS 34.03.225)**

■ *Legal Reference:* [AS 34.03.225](#) (click to view statute)

● **2. Subsidized Housing (Federal HUD regulations, AS 34.03 (where applicable))**

■ *Legal Reference:* [Federal HUD regulations, AS 34.03 \(where applicable\)](#) (click to view statute)

● **3. Student Housing (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **4. Senior Housing (Federal Fair Housing Act (55+ housing exemption))**

■ *Legal Reference:* [Federal Fair Housing Act \(55+ housing exemption\)](#) (click to view statute)

● **5. Short-Term Rentals (No specific state statute; check local ordinances)**

■ *Legal Reference:* [No specific state statute; check local ordinances](#) (click to view statute)

● **6. Commercial Property (AS 34.03.330(1) - Exclusion)**

■ *Legal Reference:* [AS 34.03.330\(1\) - Exclusion](#) (click to view statute)

13. SPECIAL PROVISIONS

● **1. Rules and Regulations (AS 34.03.130)**

■ *Legal Reference:* [AS 34.03.130](#) (click to view statute)

● **2. Landlord's Limitation of Liability (AS 34.03.110)**

■ *Legal Reference:* [AS 34.03.110](#) (click to view statute)

● **3. Separation of Rent and Maintenance Obligations (AS 34.03.050)**

■ *Legal Reference:* [AS 34.03.050](#) (click to view statute)

● **4. Attorney Fees (AS 34.03.040(a)(3))**

■ *Legal Reference:* [AS 34.03.040\(a\)\(3\)](#) (click to view statute)

● **5. Tenant's Duty to Use and Occupy (AS 34.03.150)**

■ *Legal Reference:* [AS 34.03.150](#) (click to view statute)

● **6. Fire or Casualty Damage (AS 34.03.200)**

■ *Legal Reference:* [AS 34.03.200](#) (click to view statute)

14. SUBLETTING & ASSIGNMENT

● **1. Sublease and Assignment (AS 34.03.060)**

■ *Legal Reference:* [AS 34.03.060](#) (click to view statute)

● **2. Tenant Screening for Sublessees (AS 34.03.060)**

■ *Legal Reference:* [AS 34.03.060](#) (click to view statute)

● **3. Assignment vs. Sublease Distinction (AS 34.03.060)**

■ *Legal Reference:* [AS 34.03.060](#) (click to view statute)

15. TAX & BUSINESS REQUIREMENTS

- 1. Business License (Local ordinances)
■ *Legal Reference:* [Local ordinances](#) (click to view statute)
- 2. Income Reporting (Federal IRS requirements)
■ *Legal Reference:* [Federal IRS requirements](#) (click to view statute)
- 3. Sales Tax on Rentals (No state sales tax; local may apply)
■ *Legal Reference:* [No state sales tax; local may apply](#) (click to view statute)
- 4. Property Tax Requirements (AS 29.45 (Municipal Property Tax))
■ *Legal Reference:* [AS 29.45 \(Municipal Property Tax\)](#) (click to view statute)
- 5. Insurance Requirements (No specific statute; best practice)
■ *Legal Reference:* [No specific statute; best practice](#) (click to view statute)

16. TENANT PROTECTIONS & RIGHTS

- 1. Retaliation Prohibited (AS 34.03.310)
■ *Legal Reference:* [AS 34.03.310](#) (click to view statute)
- 2. Fair Housing Protections (AS 18.80.240, Federal Fair Housing Act)
■ *Legal Reference:* [AS 18.80.240, Federal Fair Housing Act](#) (click to view statute)
- 3. Reasonable Accommodations (AS 18.80.240, Federal Fair Housing Act)
■ *Legal Reference:* [AS 18.80.240, Federal Fair Housing Act](#) (click to view statute)
- 4. Service Animals vs. Pets (AS 34.03.070(i)(2), Federal ADA)
■ *Legal Reference:* [AS 34.03.070\(i\)\(2\), Federal ADA](#) (click to view statute)
- 5. Domestic Violence Protections (No specific Alaska statute; general protections apply)
■ *Legal Reference:* [No specific Alaska statute; general protections apply](#) (click to view statute)
- 6. Military Service Member Protections (Federal Servicemembers Civil Relief Act (SCRA))
■ *Legal Reference:* [Federal Servicemembers Civil Relief Act \(SCRA\)](#) (click to view statute)
- 7. Tenant's Right to Quiet Enjoyment (AS 34.03.100, Common law)
■ *Legal Reference:* [AS 34.03.100, Common law](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. Anchorage-Specific Requirements (Anchorage Municipal Code Title 21 (Zoning), Title 15 (Health))**

■ *Legal Reference:* [Anchorage Municipal Code Title 21 \(Zoning\), Title 15 \(Health\)](#)

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For the most current information, always consult official state sources.

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■ Questions or need legal review? Contact: support@enCompliance.com

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