

**HOUSE BILL NO. 312**

IN THE LEGISLATURE OF THE STATE OF ALASKA  
TWENTY-NINTH LEGISLATURE - SECOND SESSION

**BY REPRESENTATIVE LEDOUX**

**Introduced: 2/17/16**

**Referred: Community and Regional Affairs**

**A BILL**

**FOR AN ACT ENTITLED**

1 **"An Act relating to common interest communities."**

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

3 **\* Section 1.** AS 34.08.040 is amended by adding a new subsection to read:

4           (b) Under (a) of this section, the application of AS 34.08.470 to the  
5 declaration of a common interest community created before January 1, 1986, does not  
6 invalidate the declaration when a lien for assessment takes priority under  
7 AS 34.08.470 over a deed of trust or mortgage that is recorded on or after January 1,  
8 1986, even if the declaration prohibits or conflicts with AS 34.08.470.