



2022 Alaska End of Legislative Session Report

During the 2022 Alaska Legislative session, legislators considered 825 bills and resolutions. Community Associations Institute's (CAI) Alaskan advocates had a busy legislative session advocating for the [68,000 Alaskans living in less than 1,000 community associations](#). Without a formally established legislative action committee in the state, CAI members worked closely with Alaska legislators for 10 years toward enacting this legislation. In 2022, Sen. Joshua Revak (R-Anchorage) and Rep. David Nelson (R-Anchorage) introduced SB 143 and HB 243, respectively—acts relating to horizontal property regimes and common interest communities and relating to mortgages, deeds of trust, and other property liens. CAI would like to extend a sincere thank you to Jason Henning and Sarah Badten.

HB 243 and SB 143, An Act relating to horizontal property regimes and common interest communities; and relating to mortgages, deeds of trust, and other property liens. This legislation and its amendments will allow associations to make necessary changes to their declarations, even where mortgagee approval in writing is required but where mortgagees are nonresponsive. These statutory amendments also provide older associations (pre-1986) with the same protections of the super-priority lien provided to newer associations, resulting in stronger financial stability.

SB 143 and HB 243 will clearly provide for pre-existing associations, created prior to January 1, 1986, to have the benefit of super-priority lien. This legislation will clarify that 34.08.470 does not “invalidate” a declaration provision, even if it conflicts with it, so that pre-existing associations are entitled to the super-priority lien. When community association assessments are not paid, it threatens the viability of the community itself, forcing down property values within and around the community. Associations rely on lien priority as an effective means to recover delinquent assessments to achieve financial stability. It is critical for all associations in Alaska to have this ability to protect the community association housing model.

Status: SUCCESSFULLY PASSED:

CAI thanks Governor Dunleavy for signing this bill into law on July 14th, 2022. Law becomes effective on October 6, 2022.

For more information on the CAI's activities and community association legislation in Alaska, visit <https://www.caionline.org/Advocacy/LegalArena/Laws/Pages/AK.aspx>

Your Assistance is Needed

CAI advocates in Alaska were able to accomplish so much in the latest legislative session. As volunteers, members including homeowner leaders, community managers, and business partners, significantly rely on financial support. In addition to contributions from management companies and business partners, your financial support bolsters their advocacy activities in 2022 and beyond. We encourage donations from Alaska community associations, business partners, and individuals. Please visit www.caionline.org/LACdonate/ and donate to “Issues Advancement Fund” to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

Alaska Contact Information



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