



Do you rent your primary residence? There are laws to protect you!



Fall 2018

1.800.325.6532
907.561.4802 fax

375 W. 36th Avenue, Suite 200
P.O. Box 93870
Anchorage, AK 99503

Visit us at:
asealegalservices.org

Board of Trustees

Maureen "Mo" Koezuna, Rural (Chair)
Valerie Kenny, Anchorage
Shawn Alexander, Fairbanks
Tracy Coon, At Large
Micheal Hills, Juneau

If you are one of the approximately 235,000 Alaskans who rent their home, you need to know about the Alaska Landlord and Tenant Act ([AS 34.03.010 to 34.03.380](#)), the state law that defines the rights, responsibilities and protections for both tenants and landlords. It applies to the rental of a residence, such as an apartment, a mobile home, or a house. It does not apply to rooming houses, hotels, motels, temporary housing at a shelter or supportive housing program, or any type of commercial property.

If you receive a government housing subsidy or live in a government housing project, you may have other rights in addition to those provided by Alaska law. In addition, municipalities (Anchorage, Fairbanks and Juneau, for example) have their own ordinances regarding rental property.

The State of Alaska **Department of Law publishes a guide** to the Landlord & Tenant Act that provides a good overview of what the act means for both tenants and landlords. It covers:

- **Moving In:** What a written rental agreement should include, leases, security deposits, inspections and discrimination.
- **Living in a Rental Property:** Property damage, subleasing and rent increases.
- **Moving Out:** How much notice to give, when and how the landlord can evict, security deposits and retaliation.

The guide defines standard terms and includes forms for notices used by both landlords and tenants. Download [The](#)

[Alaska Landlord & Tenant Act: What it Means to You](#) in PDF form.

And remember, as a tenant, you can use your **ASEA Legal Plan** benefits to obtain representation in civil actions involving the lease of a personal residence including eviction, landlord disputes regarding proper and necessary services and other disputes arising between you and your landlord or another person.

New Plan Year Debuts with Benefits Increase

The ASEA Legal Services Plan Year that started July 1, 2018 delivers valuable benefit improvements.

The plan now pays up to \$225 an hour for attorney services. In addition, the annual benefit maximum for services received for the Plan Year (July 1, 2018 to June 30, 2019) is increased from \$1,500 to \$2,000. The \$25 deductible, payable before benefits apply, remains the same.

"These enhancements keep pace with the higher cost of legal services in Alaska, and are supported by the healthy state of the Trust's finances," said Maureen "Mo" Koezuna, Trust chairperson. "We are very pleased to be able to offer even more value to our members."

You benefit most when you use an attorney who participates in the ASEA Legal Services Plan, but you are free to use the attorney of your choice.





Manage the Expense of Adoptions Using Your ASEA Legal Services Plan Benefits

Adding a child to your family through adoption is something to celebrate; it should not cause financial concern. You can lower the cost of adoption when you use your ASEA Legal Services Plan benefits.

In Alaska, it can cost between \$10,000 to \$40,000 to adopt a child. (There is no cost to adopt a child through foster care.) Using your ASEA Legal Services Plan benefits, you can reduce that amount by \$2,000 (the current annual maximum benefit).

.....

In Alaska, it can cost between \$10,000 to \$40,000 to adopt a child.

.....

Attorney fees related to adoption proceedings are covered by the Plan because they fall into the category of legal services involving family relationships (See the [Plan Book](#)). This includes services ranging from document preparation and negotiations to consultation and appearances before a court or administrative agency.

In addition, a federal income tax credit allows qualifying parents to receive reimbursement for many adoption-related expenses after the adoption is final. Numerous family lawyers are enrolled in the ASEA Legal Services Plan; you can find their names and contact information in the [Attorney Directory](#) on our website. Of course, you may use any attorney, but the attorneys on the list have agreed to charge the \$225 an hour allowed by the Plan.

Read more about adoption in Alaska on the [Alaska Center for Resource Families](#) website.

Meet Your New Trustees

We'd like to introduce the two newest trustees of the ASEA Legal Trust Board: Tracy Coon and Micheal Hills.

At-large Trustee Tracy Coon

Her job: "I'm an engineer assistant III, Northern Region Stormwater Engineers, providing storm water quality assurance, and making sure Department of Transportation projects comply with all environmental permits. We are a liaison between construction staff and design staffs, identifying issues in the field that may require permit modification or clarification."

Her reason for becoming a trustee: "The opportunity as a state employee to consult with an attorney with any legal questions you might have is such a great union benefit. I want to reach out to ASEA members to educate them on all of the benefits the Plan has to offer."

How she uses the Plan: "I intend to use the Plan this winter to update my will. The list of attorneys on the ASEA Legal Services website is very helpful and easy to use."

Juneau Trustee Micheal Hills

His job: "I am an engineering assistant for the Department of Transportation. I help with the department's administration of construction projects with an emphasis on temporary traffic control, safety and environmental permit compliance."

His reason for becoming a trustee: "I have served as a union steward for eight years and have served on several committees. After 14 years working with the state of Alaska, I often find myself answering questions in the workplace and supporting my coworkers. I look forward to serving my union in this new and exciting capacity."

How he uses the Plan: "My wife and I will use the Plan to do some long-term estate planning, such as a will or a trust."

WARNING: Fraud, attempted fraud, or improper use of the ASEA Legal Plan will terminate your benefits, and the ASEA Legal Plan will not pay accrued charges.

This document is merely a summary. Please refer to the [ASEA Legal Plan Book](#) for more details: In the event of a difference between this summary and the Plan Book, the Plan Book prevails, except as it relates to any Summary of Material Modifications enacted after the effective date of the last Plan Book update. Any Plan changes noted in this Newsletter constitute a Summary of Material Modification and amend the Plan accordingly. Please contact us if you need another Plan Book. This summary does not constitute legal advice. If you have legal questions please consult an attorney.

The articles in this newsletter are for informational purposes only. It is not meant to provide legal advice. You should contact your lawyer for legal advice related to any specific problem or issue you may have.