

**Public Policy Position  
HB 4509**

The Real Property Law Section is a voluntary membership section of the State Bar of Michigan, comprised of 3,290 members. The Real Property Law Section is not the State Bar of Michigan and the position expressed herein is that of the Real Property Law Section only and not the State Bar of Michigan. To date, the State Bar does not have a position on this item.

The Real Property Law Section has a public policy decision-making body with 17 members. On May 15, 2019, the Section adopted its position after a discussion and vote at a scheduled meeting. 16 members voted in favor of the Section's position on HB 4509, 0 members voted against this position, 0 members abstained, 1 member did not vote.

**Oppose**

**Explanation:**

HB4509 essentially creates a small claims type of case for landlord-tenant disputes by removing the requirement that LLCs be represented by attorneys in landlord-tenant proceedings for certain 1- or 2-member LLCs; the legislation is problematic for tenants and courts, as it would be difficult to ascertain whether an LLC meets the requirements set forth in the bill; and, further, the proposed legislation opens the door for unscrupulous landlords and property managers, who may have experience with court procedures but are not held to the same ethical rules as attorneys, to represent their LLCs and potentially take advantage of tenants, many of whom are not represented by counsel and are unfamiliar with court procedures.

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