

# Legislative Analysis

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## ALLOW EVICTION NOTICE VIA EMAIL

Phone: (517) 373-8080  
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**House Bill 4038 as introduced**  
**Sponsor: Rep. Anthony G. Forlini**  
**Committee: Judiciary**

Analysis available at  
<http://www.legislature.mi.gov>

**Complete to 3-2-15**

### **SUMMARY:**

The bill allows a landlord to deliver an eviction notice by electronic mail (email), if authorized in a written agreement.

Chapter 57 of the Revised Judicature Act, entitled "Summary Proceedings to Recover Possession of Premises," addresses the process by which a property owner may regain possession of leased premises. Under Section 5716, the property owner must make a demand for the premises or for payment (rent) in writing. Section 5718 allows the property owner to personally deliver the demand to the person in possession of the premises or deliver it on the premises to a member of that person's family or household or an employee. The demand may also be delivered by first-class mail.

House Bill 4038 amends Section 5718 to also allow the demand to be delivered electronically, if authorized in a written agreement.

MCL 600.5718

### **FISCAL IMPACT:**

The bill would have no fiscal impact on the Judiciary.

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■ This analysis was prepared by nonpartisan House Fiscal Agency staff for use by House members in their deliberations, and does not constitute an official statement of legislative intent.