

STATE OF MINNESOTA
IN SUPREME COURT
CX-89-1863

PROMULGATION OF AMENDMENTS TO THE
MINNESOTA GENERAL RULES OF PRACTICE
FOR THE DISTRICT COURTS, RULE 512

ORDER

WHEREAS, pursuant to 1994 Minnesota Laws, chapter 502, sections 1 and 3, representation of corporations, limited liability companies, partnerships, sole proprietorships or associations by agents of a condominium, cooperative, or townhouse association or a commercial property manager in conciliation court does not constitute the unauthorized practice of law if no separate fee is charged for such representation; and

WHEREAS, such representation will improve the administration of justice in conciliation court.

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The attached amendments to Rule 512 of the General Rules of Practice for the District Courts be, and the same hereby are, prescribed and promulgated to be effective on August 1, 1994.
2. The attached amendments shall apply to all actions pending on the effective date and to those filed thereafter.

DATED: July 20, 1994

OFFICE OF
APPELLATE COURTS

JUL 21 1994

FILED

BY THE COURT:



A.M. Keith
Chief Justice

AMENDMENTS TO GENERAL RULES OF PRACTICE FOR THE DISTRICT COURTS

Rule 512 Trial

* * *

(c) **Appearances.** The parties shall appear in person, unless otherwise authorized by the court, and may be represented by a lawyer admitted to practice law before the courts of this state. A lawyer representing a party in conciliation court may participate in the trial to the extent and in the manner that the judge, in the judge's discretion, deems helpful.

A corporation, partnership, limited liability company, sole proprietorship, or association may be represented in conciliation court by an officer, manager, or partner, or an agent in the case of a condominium, cooperative or townhouse association, or may appoint a natural person who is an employee of the party or a commercial property manager to appear on its behalf or settle a claim in conciliation court. In the case of an officer, ~~or~~ employee, commercial property manager, or agent of a condominium, cooperative or townhouse association, an authorized power of attorney, corporate authorization resolution, corporate by-law or other evidence of authority acceptable to the court must be filed with the claim or presented at the trial. The authority shall remain in full force and effect only as long as the case is active in conciliation court.

"Commercial property manager" means a corporation, partnership, or limited liability company or its employees who are hired by the owner of commercial real estate to perform a broad range of administrative duties at the property including tenant relations matters, leasing, repairs, maintenance, the negotiation and resolution of tenant disputes, and related matters. In order to appear in conciliation court, a property manager's employees must possess a real estate license under Minnesota Statutes, section 82.20, and be authorized by the owner of the property to settle all disputes with tenants and others within the jurisdictional limits of conciliation court.