

MEET JOHN P. KAPITAN

John P. Kapitan, Swistak Levine, P.C., brings more than 25 years of legal experience representing lenders, property owners and operators in landlord-tenant, fair housing and discrimination, real estate, mortgage, and bankruptcy matters in both state and federal courts. John has been actively involved with the Detroit Metropolitan Apartment Association (DMAA), serving on its Legislative Committee since 2023. His involvement includes monitoring and responding to legislation affecting rental housing, participating in PMAM's Capitol Day, providing educational programs for DMAA members, and contributing articles on industry issues such as rental application fraud.

His experience at Capitol Day reinforced his belief in the importance of Michigan's local associations and PMAM working together with a unified voice. As a PMAM Board member, John would like to help the association stay ahead of proposed legislation, provide members with practical guidance as new laws and regulations take effect, and strengthen coordination between PMAM and its local affiliates.

John identifies several significant issues facing Michigan's multifamily housing industry, including differing local regulations and inspection requirements, rent control preemption, inconsistencies in eviction procedures among courts, increasing operating and development costs, housing supply, and evolving source-of-income and fair housing requirements. In addition to his legal and legislative experience, John regularly trains clients and industry professionals on landlord-tenant law, the Fair Housing Act, and Michigan's Elliott-Larsen Civil Rights Act.

He has presented for DMAA, the Michigan Manufactured Housing Association, the American Bankruptcy Institute, and the State Bar of Michigan. He hopes to bring that combination of legal knowledge, industry experience, and legislative engagement to the PMAM Board.