

## AI tools to consider

Some of the tools on this list are specific to the legal industry. Others have more general applications, but could assist lawyers with various tasks. If your firm is considering any of these tools, we encourage you to try them first to see if the capabilities mesh with your needs.

### ChatGPT

[ChatGPT](#) is among the most popular and most talked about AI tools available to the public right now. Developed by OpenAI, it is an advanced language model currently based on GPT-4 (Generative Pre-trained Transformer, 4th edition). In response to commands, it generates human-like text and is even able to put its responses in context.

**Be warned: though ChatGPT is highly popular and sounds very convincing, the information it provides might not be accurate. Refer to the callout on page 26 for a real-life example where ChatGPT created fake cases during legal research. The developers put lots of warnings about this on their homepage and at the beginning of chats, but many have still run into trouble. Never use ChatGPT for legal research, and always fact check the information you get from your chats.**

For those of you who are not familiar at all with language-based AI, ChatGPT is worth playing around with. The best way to illustrate its usefulness is to simply show you what it can do. In [Appendix A](#) to this eBook, you'll find ChatGPT's 27-second response to the command: "Act as a lawyer in a civil litigation law firm in California. My first instruction/request is 'write a memorandum addressing the question of whether California landlords must provide habitable conditions for their tenants.'"

It's a softball question, to be sure, but don't be surprised if the resultant memorandum is better than anything your first-year associates have produced in the last 20 years. We included the response in its entirety. While we don't recommend using ChatGPT for most legal tasks, it works well as a starting point for memoranda like these.

That's because ChatGPT's greatest strength is being able to write in clear and human terms. Try it out for simple tasks like rewording emails to clients to make them more understandable, proofreading your blog post drafts, or writing the bio you use for networking.

## Casetext CoCounsel

Billed as “your new AI legal assistant,” [Casetext's CoCounsel](#) is a strong AI-powered tool designed to aid with legal research and litigation processes. It uses advanced NLP capabilities to understand and analyze legal content with the goal of increasing the efficiency and accuracy of legal research.

Perhaps most impressive is Casetext’s Contextualized Attention-based Retrieval Algorithm (CARA A.I.). It leverages AI to find relevant case law and statutes based on documents uploaded by the user. It can analyze the context of the document and provide research suggestions that are most relevant to the legal argument you’re trying to make. It can also perform legal research of state and federal laws, as well as secondary sources, and can provide detailed summaries of what it finds.

## Voltaire

[Voltaire](#) is an AI tool that is highly specialized for the legal industry. Specifically, it is designed to assist lawyers with the jury selection process. It does this by combining big data analytics with machine learning in order to provide insight into potential jurors' social media activity, public records, and other online footprints.

## Lawyaw

[Lawyaw](#) is an AI document automation platform for legal use. It uses NLP and machine learning to help streamline document prep, form generation, and e-signature collection. It does this via a secure cloud-based collaborative environment that allows multiple users to work within the same document at one time.

## Westlaw Precision

You didn’t think Thomson Reuters was going to let an AI revolution take place without throwing its hat in the ring, did you? In fact, Westlaw’s early online legal research tools were some of the first forms of AI widely available to lawyers.

Today, [Westlaw Precision](#) continues that legacy by allowing users to streamline research tasks. It does this by, you guessed it, using advanced NLP and machine learning to comprehend and respond to complex legal search queries.

## ConversAI

[ConversAI](#) was designed to facilitate human-like interactions. It does this by allowing users to create intelligent chatbots that can interact with humans, answer their questions, and provide them with relevant information. It is customizable and, by using NLP, it is able to understand the context of queries presented to it so that it can provide appropriate answers.

Though this is not a legal-specific tool, it may still be applicable for your law firm website or other similar applications. Talk to their sales team about any concerns you might have about training the AI not to dispense legal advice or otherwise setting parameters to protect you ethically and legally.

## Scholarcy

[Scholarcy](#) was designed mainly for academic purposes, and it would likely be a fantastic tool for last year's summer associates who are about to take the Bar Exam. You might find it valuable for other applications, though.

Scholarcy uses AI to speed up the process of reviewing lengthy literature. It can distill complex documents into digestible pieces, and can even create summarized flashcards. It's able to highlight key findings, methodologies, and conclusions of anything it is asked to "read." Even better, it can organize its responses into sections so they are easy to navigate and understand.

## Superlegal.ai

[Superlegal](#) (formerly known as LawGeex) uses AI to automate the contract review process.

Like many of the other tools on this list, it uses machine learning and NLP to analyze contracts against predefined parameters. It can flag potential problems and clauses that are non-standard to the user. The platform can be automated to move many contracts through the review process quickly.

## Everlaw

[Everlaw](#) is an eDiscovery solution that, among other things, provides predictive coding capabilities to facilitate document review.

It also uses machine learning to provide detailed insights to attorneys about the discovery data it is asked to review. As with most eDiscovery AI tools, its biggest selling point is the speed and accuracy with which it can digest massive amounts of data.

## Luminance

[Luminance](#) is a comprehensive set of AI products that can facilitate anything from due diligence document/contract review to compliance reviews to eDiscovery. For those law firms with multinational practices, its AI tools can work with documents created in over 80 languages.

## Chapter 8: Building your AI team

Unfortunately, there is no magical AI unicorn that flies over your firm, waves a magic wand, and suddenly blesses you with all of the AI capabilities discussed in this eBook. Instead, after identifying the AI tools you think would most benefit your firm, you're going to need to put together a team to research, implement, and likely train this new technology.

Not every firm will have the personnel or the resources to appoint people to each of these positions. At the very least, the roles described below should be undertaken by *someone*, even if that person is an outside consultant.

If you see AI and automation as a way to give your firm a competitive edge, though, you're ready to structure your team to get the most out of these tools. Training or hiring specialists is an investment in your high-tech future. Whether you're ready to dive in completely or you're just willing to test some of these tools on your own, here are a few of the roles you should consider filling:

### Chief AI strategist

Let's be honest, some nerd at your firm is probably already hounding the managing partner(s) for additional AI tools. It's not a bad idea to leverage that person's enthusiasm into the position of [Chief AI strategist](#).

Task them with understanding the needs of the firm, both collectively and on a department-by-department basis. Then, allow them to submit a proposal outlining an AI strategy that meets those needs. Their proposal should include risk-benefit analyses, cost projections, implementation schedules, and a detailed plan that shows exactly how and why your firm should introduce these new AI tools.

## AI Ethics Officer

Although the vast ethical issues arising from AI use in the law are beyond the scope of this practical and tactical guide, those issues are very real and very important.

Most law firms have at least a few attorneys who are hyper-focused on ethical issues. Those are the people who should be considered for the role of an [AI Ethicist](#). Once appointed, they should be tasked with analyzing issues like:

- How does the firm ensure privacy and confidentiality of client information in an AI environment?
- To what extent does the firm need to reveal its use of AI to clients?
- Will any humans be charged with checking the work produced by AI?
- Will the firm have a policy as to which AI tools are acceptable for use — for example, can associates use ChatGPT to produce legal memos?
- What liability issues exist when the firm begins to use AI?
- Does the firm's malpractice insurer have any policies surrounding the use of AI?

## AI trainer

When most companies think of AI trainers, they're talking about someone whose job it is to [teach chatbots how to handle the specific inquiries and conversational styles](#) it might face. That's certainly an important role in your law firm, and it's a position that should be filled thoughtfully.

From a consistency standpoint, however, you'll also want to develop and train employees on how AI is to be used for day-to-day work. The last thing you want is to have some associates using AI to generate correspondence to clients while others are doing that same work the old fashioned way. For one thing, that inconsistency will cause great divergence in how those tasks are billed.

Of course, if you decide to implement any of the paid AI tools listed above, those vendors probably provide training along with your new software products. If, however, you decide to allow tools like ChatGPT, then one person should be responsible for teaching others those methods of deploying AI that the firm finds acceptable. In any case, it's a good idea to have an expert on site who can answer questions, troubleshoot, and make sure that all firm employees adhere to usage guidelines.

## Conclusion

As we conclude this guide, it is probably most important to reflect on the vast potential AI holds for the legal sector. Again, AI is not some distant fantasy. Its impact on the practice of law is happening now, and law firms will need to adapt if they wish to remain competitive and relevant.

In the course of this book, we have journeyed from the fundamental concepts of AI through the various applications within legal practice, and, finally, to the practical steps you must take to implement AI in your law firm. We have explored the benefits and challenges that AI presents. We've touched on potential ethical, legal, and data privacy concerns, and we've given you plenty to think about as you move forward from here.

Ultimately, our aim was to help you understand how AI might impact your firm and give you the resources you need to make informed choices. The rise of AI in the legal field does not necessarily mean that legal professionals will be replaced; instead, it presents an opportunity to focus more on strategic, creative, and complex tasks while allowing AI to handle routine, time-consuming chores.

We understand that embracing AI in your law firm is a journey, not a destination. It is going to require continual learning and adaptation because the field of AI itself continues to evolve rapidly. The adoption of AI is not without its challenges, but the potential rewards in terms of efficiency, accuracy, and client satisfaction make it an opportunity that cannot be ignored.

Remember: the future is not waiting. It's happening now, and AI is a significant part of it. Let's embrace it together.

### About InfoTrack

InfoTrack is an integrated litigation solution that helps law firms streamline common tasks. Simply install InfoTrack in your primary legal software and you can eFile, request service of process, collect signatures, and much more directly from your matter. [Learn more about InfoTrack here](#) and request a [personalized demo](#) to see how much time and money your firm can save.



# Appendix A

Command Provided to ChatGPT:

Act as a lawyer in a civil litigation law firm in California. My first instruction/request is "write a memorandum addressing this question of whether California landlords must provide habitable conditions for their tenants"

Verbatim result delivered 27 seconds later:

## **MEMORANDUM**

**TO:** [Your Name]

**FROM:** ChatGPT

**DATE:** May 25, 2023

**RE:** Obligation of Landlords in California to Provide Habitable Conditions for Tenants

### **I. Introduction**

The question under discussion is whether landlords in the state of California are required to provide habitable conditions for their tenants. As outlined in the California Civil Code, it is evident that landlords are indeed obligated to ensure that the premises they rent out are habitable.

### **II. Legal Framework**

Under California law, every residential lease and rental agreement carries an implied warranty of habitability. This means that it is an implicit term of any rental agreement that the landlord will provide a habitable dwelling and maintain it in that condition throughout the duration of the tenancy.

This implied warranty of habitability is principally established in California Civil Code §§ 1941 and 1941.1. The premises must be "fit for human habitation" and in compliance with state and local building and health codes. This includes, but is not limited to, maintaining the following:

- Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors



- Plumbing and gas facilities that conform to law in effect at the time of installation and maintained in good working order
- Hot and cold running water, as well as a proper sewage disposal system
- Heating facilities that conform to applicable law at the time of installation and maintained in good working order
- Electrical lighting, with wiring and electrical equipment that conform to law in effect at the time of installation
- Building, grounds, and appurtenances kept in a clean, sanitary, and free from all accumulations of debris, filth, rubbish, garbage, rodents, and vermin condition
- Adequate number of appropriate receptacles for garbage and rubbish
- Floors, stairways, and railings maintained in good repair
- Working locks for all doors and windows

### **III. Breach of Warranty of Habitability**

If a landlord does not maintain the property in a habitable condition, they are considered to be in violation of the warranty of habitability. Tenants have several possible remedies available to them if this occurs, including repair and deduct, abandonment of the property, withholding rent, or suing the landlord for a reduction in rent.

### **IV. Conclusion**

In conclusion, California law indeed mandates that landlords provide and maintain habitable conditions for their tenants. If the property is not habitable, tenants have rights under California law to address these issues. It is important that landlords understand their obligations and comply with them to avoid potential legal repercussions.

### **V. Recommendations**

Landlords should be proactive in property maintenance and quickly address any concerns raised by tenants to avoid potential breaches of the warranty of habitability. As a legal counsel, we should ensure our landlord clients are fully aware of these obligations, and should assist them in understanding what actions they may need to take to remain compliant with California law.

Please feel free to contact me if you require further clarification or have any additional questions.

Best regards,  
ChatGPT