



### **PETER J. SMITH IV**

Peter Smith is a real estate, business, and mining attorney with extensive litigation experience and deep transactional knowledge. In his practice, he represents mining companies, businesses and entrepreneurs, real estate developers, and property owners through complex matters to efficiently close transactions and proactively avoid potential litigation.

Peter is licensed to practice law in Idaho, Washington, the Ninth Circuit, and the Court of Federal Claims. He joined Fennemore in 2025 to expand the legal services offered to his clients. His addition to Fennemore represents a defining step in the firm's continued expansion across Idaho and the Northwest—a region emerging as a hub for economic growth and innovation.

He finds great accomplishment in helping people by reducing conflict and providing clarity. Peter has argued cases before the Idaho Supreme Court and the Ninth Circuit Court of Appeals. Peter has tried numerous bench and jury trials.

Peter's proven track record of client service aligns with Fennemore's future-focused vision, its people-first culture, and its ongoing investment in building high-performing and sustainable careers.

Peter was born and raised in Sandpoint, Idaho. He attended Walla Walla University and graduated with a degree in International Business. After college, Peter attended Pepperdine University School of Law.

Upon graduating in May of 2004, Peter went to work as an associate attorney at the firm of Lukins & Annis, P.S. in Coeur d'Alene. Peter made partner at Lukins & Annis in 2009. In 2015, Peter founded Smith + Malek with his good friend, Luke. He is a former President of the Post Falls Rotary and a current member of the Coeur d'Alene Sunrise Rotary. Peter was appointed to the Idaho Lottery Commission by Governor Brad Little and served from March 9, 2021 to September 1, 2023. Peter is a former Vice Chairman of the Post Falls Urban Renewal Commission. He currently serves as an at-large member of the Idaho State Bar Real Property Law Section and was chair of the Indian Law Section. Peter has served as President of the First District Bar Association and has been recognized for pro bono work by the Idaho State Bar. Peter currently serves as the President of the North Idaho College Foundation, Inc., Vice President of Schweitzer Alpine Racing School, Inc. and is a former member of the Board of Directors of Gizmo CDA, Inc. On November 1, 2023, he was awarded the Idaho State Bar Professionalism Award.

Peter is married and has 3 children. In his spare time, Peter enjoys running, mountain biking, skiing, and golf.

## EDUCATION

- J.D., Pepperdine University School of Law
- B.S., Walla Walla Washington University

## AREAS OF PRACTICE

- Real Estate
- Business & Finance
- Mining Law
- Business Litigation
- Land Use
- Natural Resources

## REPRESENTATIVE MATTERS

In litigation matters, Peter has:

- Sued the President of the United States related to the unconstitutional collection of phone records by the National Security Administration.
- Litigated many cases to establish easement rights.
- Enforced the right of the Coeur d'Alene Tribe to regulate docks on the southern part of Lake Coeur d'Alene in both State and Federal Courts.
- Defended a homeowner's association in a claim of religious discrimination (which is the subject of a documentary made by Apple TV).
- Handled many cases relating to breaches of contract, debt collection, and commercial disputes both in State and Federal Courts.
- Prosecuted and defended land use appeals.
- Pursued property tax appeals in State Court and the Idaho Board of Tax Appeals.

In the transactional realm, Peter has:

- Drafted Declarations of Covenants, Conditions, and Restrictions, Development Agreements between municipalities and developers, Purchase and Sale Agreements, and many easements.
- Prepared merger and acquisition documents, including Asset Purchase Agreements and Stock Purchase Agreements.
- Written Operating Agreements for Limited Liability Companies and Membership Interest Agreements.
- Crafted loan documents for secured and unsecured transactions.
- Assisted in the formation of a dental insurance company.
- Prepared medical and dental employee agreements and ownership structures.

- Assisted mining companies with mining claims, leases, and permitting on private, state, and federal land.

## **AWARDS AND HONORS**

- Idaho State Bar Professionalism Award, 2023
- Recognized by the Idaho State Bar for pro bono work

## **ARTICLES AND PRESENTATIONS**

- Boise State University, Micron School of Materials Science and Engineering, April 17, 2025
- Mining Stocks Daily Podcast "Is Idaho the Bellweather for Federal Mining Reform? Peter Smith on the Resurgence of the State's Resource Industry," March 21, 2025
- Idaho Mining Association, October 2024
- Elko Mine Expo, June 2024
- Idaho Mining Association, October 2023

## **PROFESSIONAL AND COMMUNITY ACTIVITIES**

- President, North Idaho College Foundation, Inc.
- Vice President, Schweitzer Alpine Racing School, Inc.
- At-Large Member, Idaho State Bar, Real Property Law Section
- Member, Coeur d'Alene Sunrise Rotary
- Former Member of the Board of Directors, Gizmo CDA, Inc.
- Former President, First District Bar Association
- Past Chair, Idaho State Bar, Indian Law Section
- Former President, Post Falls Rotary
- Appointed to the Idaho Lottery Commission by Governor Brad Little and served from March 9, 2021, to September 1, 2023
- Former Vice Chairman of the Post Falls Urban Renewal Commission

## **ADMISSIONS**

- Idaho
- Washington