



## BRETT T. SULLIVAN

Director

Business & Finance

Spokane

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### BRETT T. SULLIVAN

Brett T. Sullivan's practice focuses on real estate and business law, with a particular focus on the intersection of these two areas. He advises individuals and businesses in all aspects of business and entity formation, management, governance, financing, operations, and business closings. His clients include real estate investors, developers, and syndication groups across Washington state. Brett advises business clients on asset and equity sale transactions and has acted as a closing agent on numerous business purchase and sale transactions. Additionally, he provides a full spectrum of services to homeowners and condominium owners associations.

Brett brings to the table significant experience in working on commercial and residential real estate development matters as well as entity formation and governance, and his experience includes both transactional and litigation representation in these areas. His clients benefit from his previous in-house counsel experiences and entrepreneurial mindset, as he is well known for applying his pragmatic business experience as a counselor and advisor.

Additionally, Brett has experience in representing clients with estate planning and estate administration matters, with a particular focus on real estate business ownership interests.

Brett first started practicing law in Spokane in 1994 after having clerked with a local law firm during law school. In 1997, He joined a large residential contractor and developer as general counsel where he helped to expand and grow its operations. In 2008, he returned to the private practice of law in downtown Spokane and joined with Spencer Stromberg in 2010 to form Lucent Law PLLC (then known as Sullivan Stromberg, PLLC).

Committed to serving the legal community, as well as his clients, Brett previously served as an ex-officio member of the Executive Committee of the Washington State Bar Association Real Property, Probate and Trust Section, along with having served on several non-profit boards in the Spokane area. He frequently lectures to groups of attorneys and business advisors in areas of real estate and business law.

In his spare time, Brett enjoys the many recreational opportunities found in Eastern Washington, North Idaho, and British Columbia, including sailing, fly fishing, and skiing.

### EDUCATION

- J.D., Gonzaga University School of Law, *cum laude*

- B.A., University of Washington

## AREAS OF PRACTICE

- Business & Finance
- Real Estate
- Emerging Businesses & Technologies
- Mergers & Acquisitions
- General Counsel Services

## ARTICLES AND PRESENTATIONS

- Co-Author, "[Transfer on Death Deed in Washington State: What It Is and How It Works](#)," Firm Publication, July 6, 2023
- Co-Author, "[Danger Ahead: Transferring Real Estate into a Trust](#)," Firm Publication, June 28, 2023
- Co-Author, "[When Should I Use a Quit Claim Deed?](#)" Firm Publication, June 28, 2023
- Co-Author, "[I Sold My Property on Contract and The Buyer Isn't Paying. What Can I Do? Exploring Options for Defaults on Seller Financing.](#)" Firm Publication, June 3, 2023
- Co-Author, "[Navigating Probate in Washington State: A Guide for the Surviving Spouse](#)," Firm Publication, May 30, 2023
- Co-Author, "[Washington Home Sellers Must Make Required Disclosures](#)," Firm Publication, May 21, 2023
- Co-Author, "[Top Five Things to Know About Shared Driveway Easements](#)," Firm Publication, December 16, 2022
- Co-Author, "[Easements 101: Everything You Need to Know](#)," Firm Publication, December 15, 2022
- Co-Author, "[Idaho Legislature Acts on Rental Restrictions](#)," Firm Publication, October 14, 2022
- Co-Author, "[Six Things to Consider Before Putting Your Home On the Market](#)," Firm Publication, June 22, 2022
- Co-Author, "[How Do I Add Someone to My Property's Title?](#)" Firm Publication, May 23, 2022
- Co-Author, "[Should I Waive the Inspection Contingency?](#)" Firm Publication, February 15, 2022
- Co-Author, "[\(Video\) Should I DIY My Real Estate Purchase?](#)" Firm Publication, June 4, 2021
- Co-Author, "[Changes to Washington Real Estate Excise Tax](#)," Firm Publication, January 25, 2020
- Co-Author, "[Startup Business Law Series: How Do I Protect My Personal Assets?](#)" Firm Publication, January 15, 2020
- Co-Author, "[Changes to LLC and Corporation Filings in Washington](#)," Firm Publication, November 14, 2017
- Co-Author, "[Service Account Cancellations, Financial Affairs and Powers of Attorney](#)," Firm Publication, November 14, 2016
- Co-Author, "[Answers to 3 Common Questions About Digital Assets](#)," Firm Publication, January 29, 2016

- Co-Author, "What is a Durable Power of Attorney?" Firm Publication, December 15, 2015
- Co-Author, "Estate Planning – Who is it Really For?" Firm Publication, September 30, 2015
- Co-Author, "HOA Rental Restrictions – Are They Valid?" Firm Publication, September 8, 2015
- Co-Author, "CC&R Amendment – Idaho Supreme Court Favors HOA Over Homeowner," Firm Publication, August 31, 2015
- Co-Author, "Subchapter S Election for a Single-Member LLC," Firm Publication, July 23, 2015
- Co-Author, "Estate Planning – Do I Need It If I'm Not Wealthy?" Firm Publication, January 29, 2015
- Co-Author, "Condominium Resale Certificate – Washington & Idaho," Firm Publication, January 30, 2014

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

- Member, Real Property, Probate and Trust Section, Washington State Bar Association
- Member, Spokane County Bar Association

## ADMISSIONS

- Washington
- U.S. District Court for Eastern District of Washington
- U.S. District Court for Western District of Washington