

**BRETT T. SULLIVAN**

Brett T. Sullivan's practice focuses on business and real estate law, with particular emphasis on the intersection of these two areas. He advises business and individual clients in all aspects of business and entity formation, management, governance, financing, operations, and business closings. His clients include real estate investors, developers, agribusinesses, and closely held companies across Washington state.

Brett also serves as outside general counsel to closely held service, consulting, and agribusiness companies, as well as real estate developers and investors, advising on day-to-day contracts, corporate governance, risk management, and strategic transactions. Drawing on his prior experience as in-house general counsel to a regional general contractor and developer, he brings a practical, business-first approach to legal strategy. Brett also provides focused real estate counsel to publicly held companies, including leasing, financing, and asset acquisition and disposition matters across Washington state.

In addition to his general counsel and business advisory work, Brett provides neutral escrow services for business purchase and sale transactions and the sale of unique assets, including water right transfers. He also provides a full spectrum of services to owner associations, including governance, compliance, and transactional matters.

Brett brings to the table significant experience in 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 general counsel experience and entrepreneurial mindset, and he is well known for applying his pragmatic business experience as a counselor and advisor to management teams and business owners.

Brett first started practicing law in 1994 after having clerked with a Spokane law firm during law school. In 1997, he joined a large regional general contractor and developer as general counsel, where he helped expand and grow its operations and gained firsthand experience with the legal and business issues faced by operating companies. In 2008, he returned to the private practice of law.

Committed to serving the legal community, as well as his clients, Brett previously served as a 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

- Author, "[Washington State: Default and Enforcement – Key Legal Considerations for Protecting Lenders' Interests](#)," Fennemore Blog, April 10, 2025
- Author, "[Tips on How to Avoid Surprise Tax Liabilities When Transferring Business Ownership Control in Washington State and Facts About Real Estate Excise Tax on Controlling Interest Transfers](#)," Fennemore Blog, February 12, 2025
- 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