

**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 Human Rights Commission v. Summerwalk Homeowners' Association](#)," Fennemore Blog, July 23, 2026

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