

A New Look at Residential Real Estate Law and Practice in Washington



Thursday, December 12, 2019

Approved for 6.5 CLE credits, (5.5 Law and Legal Procedure + 1.0 Ethics)

TUITION:

\$250 - Real Property, Probate and Trust Section Members

\$275 - Standard/Non-Section Members

\$275 - Join the Section (\$25) and register at the discounted rate (\$250)

Washington State Bar Association

Conference Center
1325 Fourth Ave, Suite 600
Seattle, WA 98101

Live WEBCAST Option

Presented in partnership with the WSBA Real Property, Probate and Trust Section

DESCRIPTION:

As Washington's population continues to grow, and housing prices rise and fall, residential real estate continues to be a fundamental component of Washington real estate practice. This seminar will reiterate core principles applicable to Washington residential real estate transactions and offer guidance on form transaction documents, dealing with common issues and disputes, and other practical advice from lawyers throughout Washington. The seminar will also cover new case law and legislation, current title and escrow issues in the area of cybercrime and other recent developments in residential real estate that are relevant to any real estate lawyer who may work on a residential legal matter.

CO-CHAIRS:

Jemima McCullum, Gordon Thomas Honeywell, Tacoma

Clay M. Gatens, Jeffers, Danielson, Sonn & Aylward, PS, Wenatchee

SCHEDULE

8:00 a.m. Check-in • Walk-in Registration
Morning Refreshments

8:25 a.m. Welcome and Introductions by Program Co-Chairs

Jemima McCullum, Gordon Thomas Honeywell, Tacoma

Clay M. Gatens, Jeffers, Danielson, Sonn & Aylward, PS, Wenatchee

8:30 a.m. How Residential Brokers Get Paid and Why They Get Sued

Industry expectations around compensation are changing rapidly across the country with uncertainty fueled by new players, a significant lawsuit, and regulatory investigations. But while most of the country resists change, Washington's NWMLS rewrote its compensation rules sparking anxiety among its members. Couple that with forms changes undoing the status quo regarding financing and inspection contingencies and you find the residential brokerage community in a time of transition.

Annie Fitzsimmons - Annette T. Fitzsimmons P.S., University Place

9:30 a.m. NWMLS and Industry Update

Hunter Jeffers will present on recent updates to the NWMLS standardized real estate forms and rules, including updates to the listing agreements, purchase and sale agreement, and most commonly used addenda. Mr. Jeffers will also briefly discuss national trends in the residential real estate industry that are having an impact on all participants in a real estate transaction.

Hunter Jeffers -- Stoel Rives LLP, Seattle

10:30 a.m. BREAK

10:45 a.m. Complying with Washington's New Residential Landlord Tenant Laws

This session will review the four newly passed amendments to the Residential Landlord Tenant Act.

Chris Benis - Hecker, Wakefield & Feilberg, PS, Seattle

11:45 a.m. Real Estate Excise Tax: New Rates, New Look!

Real estate excise tax will have a new tiered rate structure for the first time, paired with much higher rates and expanded powers for the Department of Revenue to root out tax planning and recharacterize the parties' transactions. The session will examine the new rules and new uncertainties in the tax administration.

Dirk Giseburt - Davis Wright Tremaine LLP, Seattle

12:15 p.m. LUNCH on your own

1:15 p.m. Regulating Airbnb

From Spokane to Seattle, cities are grappling with how to regulate "Short Term Rentals," such as Airbnb, as they balance economic opportunity with preserving housing stock. Come learn about how new Short Term Rental regulations are impacting property owners, businesses, and the housing market.

Jacob Stillwell, Perkins Coie LLP, Seattle

2:15 p.m. Common Issues in Fair Housing

Fair Housing compliance is a complicated and ever-moving target. This overview covers how to identify fair housing violations by using some of the most common issues as examples. We will address the latest state and federal guidance on reasonable accommodations and modifications, requests for animals, and source of income protections.

Chris Cutting - Cutting Law Office, Seattle

3:15 p.m. BREAK

3:30 p.m. Top Ethics Issues Facing Real Property Attorneys

Every real property transaction presents potential ethical pitfalls for real property lawyers. This lively and substantive program explores the types of cases that gain the attention of disciplinary authorities, highlights the latest developments in those areas, offers real-world examples and up-to-date advice on how today's courts and disciplinary authorities are interpreting the rules of professional conduct, and examines how an understanding of these rules can help guard against ethical and legal claims.

Dayna Underhill - Holland & Knight LLP, Portland, OR

4:30 p.m. Complete online evaluations • Adjourn

REGISTRATION

Please fill out the registration form and mail or fax to WSBA.
To register online, go to www.wsba.org/seminars and enter **20702** in the search box.

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NOTE: Please keep a copy of this flier for your records.

REFUNDS: Registration fees may be refunded, less \$25 for handling, for written cancellations postmarked, emailed, or faxed by 5 p.m., up to 3 business days before the seminar. No refunds after that date, but you will receive the coursebook. Canceled registrations may not be transferred to other seminars. You may send a substitute (e.g., someone from your firm) in lieu of canceling.

Registrations received less than 48 hours before a seminar are not guaranteed a coursebook or other presentation materials on-site.

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