BRETT T. SULLIVAN

Director

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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

# ARTICLES AND PRESENTATIONS

Co-Author, “[Transfer on Death Deed in Washington State: What It Is and How It Works,”](https://www.fennemorelaw.com/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](https://www.fennemorelaw.com/danger-ahead-transferring-real-estate-trust/),” Firm Publication, June 28, 2023

Co-Author, “[When Should I Use a Quit Claim Deed?”](https://www.fennemorelaw.com/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?](https://www.fennemorelaw.com/i-sold-my-property-on-contract-and-the-buyer-isnt-paying-what-can-i-do-exploring-options-for-defaults-on-seller-financing/) [Exploring Options for Defaults on Seller Financing](https://www.fennemorelaw.com/i-sold-my-property-on-contract-and-the-buyer-isnt-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](https://www.fennemorelaw.com/navigating-probate-in-washington-guide-for-surviving-spouse/),” Firm Publication, May 30, 2023

Co-Author, “[Washington Home Sellers Must Make Required Disclosures](https://www.fennemorelaw.com/washington-home-sellers-must-make-required-disclosures/),” Firm Publication, May 21, 2023

Co-Author, “[Top Five Things to Know About Shared Driveway Easements](https://www.fennemorelaw.com/top-five-things-to-know-about-shared-driveway-easements/),” Firm Publication, December 16, 2022

Co-Author, “[Easements 101: Everything You Need to Know](https://www.fennemorelaw.com/easements-101-everything-you-need-to-know/),” Firm Publication, December 15, 2022

Co-Author, “[Idaho Legislature Acts on Rental Restrictions,”](https://www.fennemorelaw.com/idaho-legislature-acts-on-rental-restrictions/) Firm Publication, October 14, 2022

Co-Author, “[Six Things to Consider Before Putting Your Home On the Market](https://www.fennemorelaw.com/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?”](https://www.fennemorelaw.com/how-do-i-add-someone-to-my-propertys-title/) Firm Publication, May 23, 2022 Co-Author, “[Should I Waive the Inspection Contingency?”](https://www.fennemorelaw.com/should-i-waive-the-inspection-contingency/) Firm Publication, February 15, 2022 Co-Author, “([Video) Should I DIY My Real Estate Purchase?”](https://www.fennemorelaw.com/should-i-diy-my-real-estate-purchase-the-quick-answer-is-no/) Firm Publication, June 4, 2021

Co-Author, “[Changes to Washington Real Estate Excise Tax](https://www.fennemorelaw.com/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?”](https://fennemorelaw.com/startup-business-law-how-do-i-protect-my-personal-assets/) Firm Publication, January 15, 2020

Co-Author, “[Changes to LLC and Corporation Filings in Washington](https://www.fennemorelaw.com/changes-llc-corporation-filings-washington/),” Firm Publication, November 14, 2017

Co-Author, “[Service Account Cancellations, Financial Affairs and Powers of Attorney](https://www.fennemorelaw.com/service-account-cancellations-financial-affairs-powers-attorney/),” Firm Publication, November 14, 2016

Co-Author, “[Answers to 3 Common Questions About Digital Assets](https://www.fennemorelaw.com/answers-3-common-questions-digital-assets/),” Firm Publication, January 29, 2016

Co-Author, “[What is a Durable Power of Attorney](https://www.fennemorelaw.com/what-is-a-durable-power-of-attorney/)?” Firm Publication, December 15, 2015

Co-Author, “[Estate Planning – Who is it Really For](https://www.fennemorelaw.com/estate-planning-who-is-it-really-for/)?” Firm Publication, September 30, 2015 Co-Author, “[HOA Rental Restrictions – Are They Valid](https://www.fennemorelaw.com/hoa-rental-restrictions-are-they-valid/)?” Firm Publication, September 8, 2015

Co-Author, “[CC&R Amendment – Idaho Supreme Court Favors HOA Over Homeowner](https://www.fennemorelaw.com/ccr-amendment-idaho-supreme-court-favors-hoa-over-homeowner/),” Firm Publication, August 31, 2015

Co-Author, “[Subchapter S Election for a Single-Member LLC](https://www.fennemorelaw.com/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](https://www.fennemorelaw.com/why-do-i-need-estate-planning/)?” Firm Publication, January 29, 2015

Co-Author, “[Condominium Resale Certificate – Washington & Idaho](https://www.fennemorelaw.com/condominium-resale-certificate/),” 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