



Real Property - Fall 2025

TUESDAY, DECEMBER 9, 2025

Approved for 6.0 CLE credits (4.0 Law and Legal Procedure + 1.0 Ethics + 1.0 Other - improving the legal system).

\$250 - RPPT Section Members (discount applied at checkout)

\$275 - Standard/Non-Section Members

\$275 - Join the Section

Washington State Bar Association

1325 Fourth Ave., Suite 600 | Seattle, WA 98101

**WEBCAST
ONLY**

DESCRIPTION

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

Join us online for the Real Property - Fall 2025 program and prepare yourself to start the new year strong. This program highlights speakers presenting on topics including: policy, law and forms updates, rent control, climate change, and AI.

CO-CHAIRS

Emily Kelly - *Stoel Rives LLP, Seattle*

Carl Rubinstein - *Stokes Lawrence, P.S., Seattle*

SCHEDULE

8:40 a.m. > Webcast Log-In Opens

8:55 a.m. > Welcome and Introductions by Program Co-Chairs

- **Emily Kelly** - *Stoel Rives LLP, Seattle*
- **Carl Rubinstein** - *Stokes Lawrence, P.S., Seattle*

9:00 a.m. > Anatomy of a Purchase and Sale Agreement: Covenants and Closing Conditions

60 minutes, 1.0 credits L&LP

This session offers a deep dive into the critical components of real estate purchase and sale agreements, focusing on the nuanced relationship between covenants, closing conditions, and due diligence. Participants will explore how these elements interact to shape risk allocation, transaction timing, and deal certainty. This session is ideal for attorneys representing buyers, sellers, or lenders in real estate transactions who want to sharpen their drafting skills and deepen their understanding of how diligence impacts deal structure and execution.

- **Kari Larson** - *Arnold & Porter Kaye Scholer LLP, Seattle*
- **Marisa Bocci** - *Arnold & Porter Kaye Scholer LLP, Seattle*

10:00 a.m. > Recent Revisions to Washington's Real Estate Agency Law

60 minutes, 1.0 credits L&LP

This session covers updates enacted in 2024 impacting commercial and residential real estate brokerage. This includes changes regarding compensation disclosures and dual agency. We will discuss changes to the commonly used real estate forms published by the Commercial Brokers Association and Northwest Multiple Listing Service. We will end with a discussion of the class action antitrust litigation addressed to broker compensation.

- **Andy Mathews** - *Stoel Rives LLP, Seattle*

11:00 a.m. > BREAK

CONTINUED >

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11:15 a.m. > Rent Control

60 minutes, 1.0 credits L&LP

Washington state enacted rent control for residential tenants in May 2025. This presentation will discuss the new statutes and how they affect residential landlords in Washington.

- **Evan Loeffler** – *Lewis Brisbois Bisgaard & Smith LLP, Seattle*

12:15 p.m. > LUNCH on Your Own

1:15 p.m. > Carbon, Climate, and the Bottom Line

60 minutes, 1.0 credits L&LP

With new performance standards, disclosure laws, and mounting climate risks, real estate professionals face unprecedented challenges—and opportunities. Learn how evolving regulations, litigation, market drivers, and resilience strategies affect value, risk, and the bottom line.

- **Nicole DeNamur** – *Climate Aligned Law PLLC, Seattle*

2:15 p.m. > BREAK

2:30 p.m. > Using AI Ethically in Legal Practice: Practical Guidance Under Washington's RPCs

60 minutes, 1.0 credits Ethics

Are you hesitant to use AI tools in your law practice due to ethical concerns? Not sure how to use these AI without creating new risks? This one-hour CLE blends a practical ethics overview with deal-cycle workflows to show how Washington's Rules of Professional Conduct apply to AI from intake through drafting, diligence, negotiation, and closing. Topics include competence and verification of AI tool outputs, confidentiality, supervision of staff and technology, and communications about AI. Scenario-based examples demonstrate practical uses of common AI tools and associated ethical practices.

- **Kiry Nelsen** – *Perkins Coie LLP, Seattle*

3:30 p.m. > The WSBA Legislative Process & You

60 minutes, 1.0 credits Other – improving the legal system

This session examines the new WSBA Policy 1501 that was recently passed by the Board of Governors and how and when the section will be permitted to be involved. This new Policy 1501 consolidates prior Policies 1501 and 1504 into one and incorporates other important changes.

- **Brent Williams-Ruth** – *Law Offices of Brent Williams-Ruth, Federal Way*

4:30 p.m. > Adjourn • Complete Online Evaluations

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REGISTRATION

To register online, please go to the [registration page](#). Click to add to cart and complete your purchase. You may pay by credit card, or via ACH. Alternatively, you may print and mail an invoice seven business days prior to the program along with your check payable to WSBA. Credit card payments by mail or fax are no longer accepted. Note, our service provider will charge you a separate, non-refundable transaction fee of 2.5% on all bank card transactions.

Effective Oct. 1, 2025, applicable sales tax will be applied to all live seminar registrations (in-person or virtual). For more information, refer to changes to [Washington sales tax law](#).

If special accommodations are needed, please email cle@wsba.org or call toll-free at 1-800-945-9722.

☐ Please omit my name from the networking list made available to exhibitors and/or attendees.

PRICING INFORMATION

☐ **#26702 WEB, attend via webcast, 12/9/25**

- ☐ \$250 - RPPT Section Members (discount applied at checkout)
- ☐ \$275 - Standard/Non-Section Members
- ☐ \$275 - Join the Section [add the Related Items RPPT Section membership (\$25) to you cart during checkout and register at the Section member rate (\$250)]

Seminar Registration Transfers, Refunds and Cancellations

In most circumstances, if you cannot attend the live event, we can transfer your registration to the on-demand product, once available (8-10 weeks from the program delivery date). Generally, for webcast/webinar registrations, tuition fees may be refunded, less \$25 for processing, for written cancellations postmarked, emailed, or faxed up to the start of the event. For in-person registrations, tuition fees may be refunded, less \$25 for processing, for written cancellations postmarked, emailed, or faxed by 5 p.m. up to three business days before the event. No refunds will be provided after the dates specified. You may also send a substitute in lieu of canceling. *When applicable, specific exceptions to these policies will be noted on individual event registration pages.* Please email cle@wsba.org with any requests or questions.

ONLINE > Go to www.wsba.org and enter **26702** in the search box. Payment by credit card.

PHONE > Call **800-945-9722** or **206-443-9722** with credit card and registration/order form in hand. Our service provider will charge you a separate, non-refundable transaction fee of 2.5% on all bank card transactions.