

New Developments in Real Property



Wednesday, August 1, 2018

**Approved for 6.0 CLE credits
(5.0 Law and Legal Procedure
+ 1.0 Ethics)**

TUITION

\$275 - Standard/Non-Section Member

\$275 - Join the Real Property, Probate
and Trust Law Section

\$250 - Real Property Probate and Trust
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\$199 - New Member*

*Members who have been admitted to practice in Washington for fewer than five years are eligible to receive the new member tuition.

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 Law Section**

DESCRIPTION:

From the continuing boom of the Washington and Puget Sound area real estate markets to the broad ranging overhaul of the federal tax regime, there is no shortage of new developments for the real estate practitioner to stay on top of. Join us for a seminar that will explore the impacts of the changes in the tax code on real estate owners and developers (and practitioners), recent developments in real property case law and fundamental skill development, among other topics.

CO-CHAIRS:

Danielle Flatt - Ryan, Swanson & Cleveland PLLC, Seattle
Rhys Hefta - K&L Gates LLP, Seattle
Brian L. Lewis - Ryan, Swanson & Cleveland PLLC, Seattle
Devin McComb - Perkins Coie, Seattle

SCHEDULE

**8:00 a.m. Check-in • Walk-in Registration
Coffee and Pastry Service**

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

8:30 a.m. Legislative Update

This session will review recent legislation, regulatory matters, and court decisions affecting real estate transactions in Washington.

Scott B. Osborne - Foster Pepper PLLC, Seattle

9:30 a.m. New Tax Issues in Real Property Transactions

This discussion will focus on changes in tax law under the 2017 Tax Cuts and Jobs Act, with a particular focus on real estate transactions. The topics will include a review of the new 20% deduction for certain flow-through income, choice of entity - i.e., whether C-Corps make sense for real property transactions, new limitations on interest deductions, net operating loss rules, and new limits on certain business losses. We will also look at the new IRS audit rules for partnerships.

Christopher S. Brown - Karr Tuttle Campbell, Seattle

10:30 a.m. BREAK

10:45 a.m. PACA and Real Property: Follow the Fruit

This session will be an overview of the Perishable Agricultural Commodities Act (PACA), and its impact on real estate transactions. The presenters will discuss the practical implications of PACA on title insurance, commercial lending transactions and leasing transactions.

Marisa Bocci - K&L Gates LLP, Seattle

Kari Larson - K&L Gates LLP, Seattle

11:45 a.m. LUNCH included!

12:45 p.m. The Ins and Outs of Commercial Leasing

This session will address the basics of commercial leasing and explore recent trends in office, retail, and industrial leasing. Topics covered will include operating expense provisions (NNN charges), relocation clauses, rights of first opportunity and first offer, maintenance and insurance requirements, plus tenant audit rights and more.

Brian L. Lewis - Ryan, Swanson & Cleveland PLLC, Seattle

**1:45 p.m. Seattle's Incentive Zoning System and the
Mandatory Housing Affordability Program:
What's Changing, What's Staying the Same,
and How to Make Sense of it All!**

Seattle's complex incentive zoning system allows developers to achieve additional development capacity by providing on-site amenities, paying fees, and purchasing Transferable Development Rights. Seattle is augmenting this system by implementing the Mandatory Housing Affordability program (aka HALA), an inclusionary zoning requirement. This session will explain how incentive zoning and the Mandatory Housing Affordability program work together and what this means for your developer clients.

Abigail Pearl DeWeese - Hillis Clark Martin & Peterson PS, Seattle

2:45 p.m. BREAK

3:00 p.m. Ethics Issues for Real Estate Practitioners

How do real estate lawyers get into trouble? We will discuss some of the issues that come up in a real estate and land use practice, including joint representations, conflicts, disclosures, the appearance of fairness doctrine, legal marijuana, and fraudulent transfers.

Alan Smith - Perkins Coie LLP, Seattle

4:00 p.m. 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 18707 in the search box.

First Name _____ M.I. _____ Last Name _____

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Please omit my name from the networking list made available to exhibitors and/or attendees. If special accommodations are needed, please email cle@wsba.org or call toll-free at 1-800-945-9722.

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Please note: Our service provider will charge you a separate, non-refundable transaction fee of 2.5% on all bank card transactions. There is no transaction fee if you mail in your check.

- #18707SEA, attend in Seattle, 8/1/18
 \$275 - Standard/Non-Section Member
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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.