



## Real Property – Fall 2025

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### ORIGINAL PROGRAM DATE

December 9, 2025

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

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### REPORTING YOUR CREDIT

This on-demand program was a live seminar presented on December 9, 2025. If you attended or viewed the original presentation, please note that WSBA members may not claim credit for the same CLE sessions if repeated within their three-year reporting period.

### DESCRIPTION

Join us on-demand for the Real Property – Fall 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.

### AGENDA

#### 1 Anatomy of a Purchase and Sale Agreement: Covenants and Closing Conditions

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, WA*

*Marisa Bocci – Arnold & Porter Kaye Scholer LLP, Seattle, WA*

#### 2 Recent Revisions to Washington’s Real Estate Agency Law

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, WA*

#### 3 Rent Control in Washington

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, WA*

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### 4 Carbon, Climate, and the Bottom Line

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, WA*

### 5 Using AI Ethically in Legal Practice: Practical Guidance Under Washington’s RPCs

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, WA*

### 6 The WSBA Legislative Process & You

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, WA*