

CONTACT

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206.623.9372

PRACTICE AREAS

Environmental Litigation
Hydropower
Land Use
NEPA & State Equivalents
Public Lands
Real Estate
Real Estate & Land Use Litigation
Water Quality, Wetlands, &
Floodplains

EDUCATION

University of Washington School
of Law
University of Washington, Evans
School of Public Affairs
University of Washington

BAR AND COURT ADMISSIONS

Washington State Bar
U.S. District Court for the Western
District of Washington

RAY LIAW
PARTNER



Professional Background

Ray provides strategic land use counsel and real property advice to both public and private-sector clients throughout the Pacific Northwest. She has experience working on a wide range of development proposals, asset management, and property disputes on behalf of developers, property owners, and local government agencies. Ray can adeptly step onto teams at any phase of a project - during project siting and due diligence, when securing permits and entitlements, and as disputes arise with regulators or project opponents. She also provides vigorous representation in local legislative and adjudicative proceedings, state administrative tribunals, and court—working with clients on compliance strategies under SEPA and NEPA, the Shoreline Management Act, the Growth Management Act, historic preservation laws, floodplain regulations, and a wide variety of local zoning codes and critical area regulations.

Ray also advises public and private sector clients on public contracting and open government laws. Ray regularly guides public agencies on compliance with public procurement, the Public Records Act, and the Open Public Meetings Act. She also appears in litigation concerning disclosure of records under the Public Records Act, including successful representations in state court to prevent disclosure of trade secret records and to pursue unlawful withholding of public records.

Representative Experience

- Advises Cascade Water Alliance on asset management and municipal governance, including public procurement, real estate, risk management, historic preservation, and Public Records Act compliance.
- Assists private landowners with land use strategic planning, due diligence, permitting, compliance and related litigation for development proposals.
- Advises public and private clients on a wide range of environmental issues, including review under the State Environmental Policy Act (SEPA) and the National Environmental Policy Act (NEPA), the Shoreline Management Act, floodplain development, and water rights.
- Represents public and private clients on a variety of real property matters, including boundary disputes, property access agreements, development rights, covenants and land use restrictions, lease disputes, Land Use Petition Act (LUPA) appeals, and related actions.
- Advises nonprofit organizations, including Progressive Animal Welfare Society (PAWS) and Construction for Change, on land use, real estate, contracting, and governance issues.

Awards and Honors

"Super Lawyers" by *Washington Super Lawyers Magazine*
Rising Star, 2013-2017

Articles and Presentations

- Speaker, "The Legal Basis of Planning in Washington," and "Open Government Law." - A Short Course on Local Planning, City of Everett and the Planning Association of Washington, Everett WA, 04/20/2016
- Chapter 13: Growth Management Hearings Board, Washington Real Property Desk Book, Washington State Bar Association (4th ed. 2012), Vol. 5, 10/01/2012

- Women's Land Rights in Rural China: Transforming Existing Laws into a Source of Property Rights, Pacific Rim Law and Policy Journal, Vol. 17 Issue 1 pp. 237, 04/01/2008

Alerts

- Contracts 101: Knowing What You Know/Don't Know Can Make All the Difference, 04/20/2016
- Vested Rights – Now You Have Them, Now You Don't, 10/22/2015