

Kinnon W. Williams

Principal

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Kinnon focuses his practice on assisting clients in eminent domain and municipal law matters.

Kinnon represents both public entities and private property owners in negotiations, mediation, and bench and jury trials, including successfully arguing cases before the Washington State Supreme Court.

In the area of municipal law, Kinnon provides special and general legal counsel to local governments, including cities, fire departments and utilities. He offers a comprehensive approach to local governments' legal needs, whether dealing with a specific legal issue or providing day-to-day counsel.

Kinnon is co-author of the 2010 Washington State Bar Association Real Property Deskbook Chapter on eminent domain. In 2017, he led a successful effort to amend the Relocation Assistance provisions in Washington state law to protect small business owners impacted by government projects. He is a frequent lecturer on eminent domain and inverse condemnation topics for continuing legal education and trade association seminars.

An active participant in state and local bar associations, Kinnon is a Board Member of the Washington State Bar Foundation and a Delegate to the American Bar Association. He previously served on the Finance Committee of the King County Bar Association, as Treasurer of the King County Bar Association, as Chair of the King County Bar Association Judicial Fair Campaign Practices Committee and as Co-Chair of the King County Bar Association

Services

Real Estate, Land Use & Environmental

Eminent Domain & Inverse Condemnation

Litigation

Public Finance & Municipal Government

Senior & Affordable Housing

Admissions

Washington

U.S. District Court, Eastern District of Washington

U.S. District Court, Western District of Washington

U.S. Court of Appeals, Ninth Circuit

Judicial Conferencing Committee.

Kinnon previously held the position as a Commissioner on the King County Charter Review Commission and on the Board of the Evergreen Health Care Foundation, acting as Vice Chair for more than four years. He also served as an elected Commissioner with the Northshore Utility District for more than a decade.

Education

J.D., University of Oregon School of Law, 1986

B.A., University of Washington, Political Science, 1982

National Institute of Trial Advocacy, 2001

Honors & Recognition

The Best Lawyers in America®, Eminent Domain and Condemnation Law, 2024

Washington Super Lawyers list, 2013-present

Professional Activities

Evergreen Health Care Foundation, Vice Chair and Board Member, 2009-2017

International Right of Way Association

King County Washington Bar Association

- Awards Committee, 2020-present
- Finance Committee, 2018-2019
- Treasurer, 2014-2017
- Judicial Conferencing Committee, Co-Chair, 2012-2013
- Judicial Evaluation Committee, Co-Chair, 2010
- Judicial Fair Campaign Committee, Chair, 2012-2013

The Washington Center, Washington D.C. Alumni Advisory Board - Previous

Washington Fire Chiefs Association

Washington Fire Commissioners Association

Washington State Bar Association

- Solo and Small Practice Section Board, 2007-2014

Washington State Bar Foundation, 2017-present

Washington State Licensed Real Estate Instructor

News

57 Foster Garvey Attorneys Recognized Among the 2024 Best Lawyers in America; Two Portland Attorneys Named 'Lawyer of the Year'

Foster Garvey Newsroom, 8.17.23

13 Attorneys Recognized on 2023 Washington Super Lawyers Lists

Foster Garvey Newsroom, 7.31.23

Kinnon Williams Elected to The Counselors of Real Estate

Foster Garvey Newsroom, 5.31.23

WSAMA *Amicus Curiae* Team Assists Town of Rockford in Washington Appellate Court

Foster Garvey Newsroom, 5.23.23

Foster Garvey Elevates Five to Principal

Foster Garvey Newsroom, 1.5.23

12 Attorneys Recognized in Washington Super Lawyers for 2022

Foster Garvey Newsroom, 7.14.22

11 Attorneys Recognized in Washington Super Lawyers for 2021

Foster Garvey Newsroom, 7.15.21

Kinnon W. Williams Joins Foster Garvey

Foster Garvey Newsroom, 1.13.21

Speaking Engagements

"Understanding Public Easements in Western & Eastern Washington," Live Seminar & Webcast Seminar

Seattle, Washington, 4.4.24

"Valuation of Wasting Assets," 2024 Eminent Domain and Land Valuation Litigation Conference

Speaking Engagement

New Orleans, LA, 2.1.24

AWC Elected Officials Essentials 2023

Speaking Engagement

12.9.23

"Preparing for Evidentiary Challenges in Valuation Cases," 17th Annual Fall Real Estate Conference

Speaking Engagement

Seattle Convention Center, 11.2.23

"Understanding Eminent Domain Powers", "Participating in the Condemnation Process" and "Understanding Inverse Condemnation," Washington State Eminent Domain Law for Building Professionals

Speaking Engagement
Webinar, 5.4.23

"Eminent Domain and Land Valuation Litigation 2023" American Law Institute CLE Online Seminar

Speaking Engagement
Virtual Event, 2.2.23

"Introduction and Overview," The Seminar Group's 12th Annual Cutting-Edge Issues in Condemnation

Speaking Engagement
Seattle, WA, 11.17.22

"Emerging Issues in Property Acquisitions for FIRE Districts," WFCMA 2022 Conference

Speaking Engagement
Davenport Grand Hotel, Spokane, 10.27.22

"Legal Session: Special Valuation Issues," Appraisal Institute Seattle Chapter Fall Conference

Speaking Engagement
Seattle Convention Center, Seattle, WA, 10.6.22

"Legal Tools to Incentivize Economic Development," 2022 WSAMA Fall Conference

Speaking Engagement
Campbell's Lake Chelan Resort and Conference Center, Chelan, WA, 9.30.22

"Emerging Issues in Property Acquisitions for School Districts," COSA 2022 Spring Workshop

Speaking Engagement
6.15.22

"Civil Rights Implications in Land Acquisitions," IRWA Chapter 4 May 2022 Board and Chapter Meeting

Speaking Engagement
Virtual, 5.11.22

"Vacation Statute," The Seminar Group's 10th Annual Program: Understanding Public Easements in Western & Eastern Washington

Seminar
Seattle, WA, 5.5.22

"The Taking of Restrictive Covenants and Just Compensation," Eminent Domain and Land Valuation Conference 2022
Speaking Engagement
Scottsdale, AZ (In-Person & Virtual Event), 1.28.22

"Highest and Best Use," Seattle Chapter of the Appraisal Institute's 15th Annual Fall Real Estate Conference 2021
Speaking Engagement
Seattle, WA (In-Person & Virtual Event), 11.3.21

"Condemnation and the Priority of Government Rights," The Seminar Group's 11th Annual Cutting-Edge Issues In Condemnation
Speaking Engagement
Seattle, WA (In-Person & Virtual Event), 10.29.21

"The Gift That Keeps Giving: Acceptance of Property by Ordinance Under RCW 35.21.100," 2021 WSAMA Fall Conference
Speaking Engagement
Virtual Event, 9.30.21

"Amendment to the King County Charter," Seattle Chapter Meeting by the Appraisal Institute
Speaking Engagement
Virtual Event, 9.15.21

"Understanding Utility Easements and Right of Ways," Oregon Easements, Rights-of-Way and Eminent Domain by HalfMoon Education
Speaking Engagement
Virtual Event, 8.17.21

"Ethics and Responsibilities," WASWD Virtual 2021 Commissioners Workshop
Speaking Engagement
Virtual Event, 1.22.21

"Pulling it All Together: Preparing for an Appraisal Trial," The Seminar Group
Speaking Engagement
11.22.19

"Eminent Domain Basics for Fire Districts," Washington Fire Commissioners Association Annual Conference
Speaking Engagement
10.24.19

"The Evolution of Floating Easements: Shifting Scheduling Risks to Property Owners,"
Speaking Engagement
9.27.19

"Eminent Domain: Legislative Changes to Protect Business Owners," The Seminar Group
Speaking Engagement
5.19

"Mass Relocation and Navigating Cultural Conflicts: Displacement of Immigrant and Refugee
Communities," Annual Eminent Domain and Land Valuation Seminar
Speaking Engagement
Palm Springs, CA, January 24-26, 2019

"Liabilities Related to the Use and Ownership in Easements," 7th Annual Easements and CCRs
in Washington
Speaking Engagement
11.16.18

"Stigma Damage: Washington State," Appraisal Institute Fall Conference
Speaking Engagement
10.5.18

The Seminar Group's 8th Annual Eminent Domain Seminar
Speaking Engagement
5.18.18

"How to Have a Happy Vacation – The process for vacating rights of way," Washington State
Association of Municipal Attorneys
Speaking Engagement
Whistler, B.C., Canada, 5.3.18

"Living With Lenders: Their Opportunity to Participate and Owner Counsel's Right to a Fee,"
Annual Eminent Domain and Land Valuation Seminar
Speaking Engagement
Charleston, SC, January 25-27, 2018

Legal Alerts

Washington Supreme Court Sets New Criteria for Closing Public Records Requests
4.15.24

Publications

Gentrification: Good or Bad – Differences in Perspective

King County Bar Association Bar Journal, 11.19

County Charter Review Commission Proposing Changes to Housing, Inquest Rules and Office of Law-Enforcement Oversight

King County Bar Association Bar Journal, 7.19

Washington Eminent Domain Law In a Rapidly Changing Region

King County Bar Association Bar Journal, 5.19