

Kinnon W. Williams

Principal | Seattle

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Overview

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 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.

Areas of Focus

- [Real Estate, Land Use & Environmental](#)
- [Eminent Domain & Inverse Condemnation](#)
- [Litigation](#)
- [Public Finance](#)
- [Senior & Affordable Housing](#)
- [State & Local Government](#)

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

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-present
- 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 & Insights

News

[71 Foster Garvey Attorneys Recognized Among the 2026 Best Lawyers in America; Paul Trincherro Named 'Lawyer of the Year'](#)

[08.21.25](#)

[19 Foster Garvey Attorneys Named to the 2025 Washington Super Lawyers Lists; Emily Harris Gant Earns Special Recognition](#)

[08.01.25](#)

[65 Foster Garvey Attorneys Selected to The Best Lawyers in America® 2025, Three Named 'Lawyer of the Year'](#)

[08.15.24](#)

[The City of Springfield Partners with CRE Consulting Corps for Mohawk Shopping Center Redevelopment](#)

[08.05.24](#)

[14 Attorneys Named to 2024 Washington Super Lawyers Lists; Emily Gant Featured Among Top Attorneys](#)

[07.31.24](#)

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

[08.17.23](#)

[13 Attorneys Recognized on 2023 Washington Super Lawyers Lists](#)

[07.31.23](#)

[Kinnon Williams Elected to The Counselors of Real Estate](#)

[05.31.23](#)

[WSAMA Amicus Curiae Team Assists Town of Rockford in Washington Appellate Court](#)

[05.23.23](#)

[Foster Garvey Elevates Five to Principal](#)

[01.05.23](#)

[12 Attorneys Recognized in Washington Super Lawyers for 2022](#)

[07.14.22](#)

[11 Attorneys Recognized in Washington Super Lawyers for 2021](#)

[07.15.21](#)

[Kinnon W. Williams Joins Foster Garvey](#)

[01.13.21](#)

Events

[“The Constitutionality of Taking Private Property to Preserve a Species or Habitat,” Eminent Domain and Land Valuation Litigation Conference 2026](#)

[01.22-01.24.2026](#)

[19th Annual Fall Real Estate Conference](#)

[10.15.25](#)

[WSAMA 2025 Fall Conference](#)

[10.15-10.17.2025](#)

[“Understanding Public Easements in Western & Eastern Washington,” 2025 Live Seminar & Webcast](#)

[04.23.25](#)

[WSAMA 2025 Spring Conference](#)

[04.23-04.25.2025](#)

[14th Annual Cutting-Edge Issues in Condemnation Seminar](#)

[10.30.24](#)

[The 18th Annual Fall Real Estate Conference](#)

[10.25.24](#)

[Downtown Seattle Association’s 2024 MID Annual Meeting & Party](#)

06.09.26

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

04.04.24

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

02.01.24

AWC Elected Officials Essentials 2023

12.09.23

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

11.02.23

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

05.04.23

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

02.02.23

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

11.17.22

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

10.27.22

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

10.06.22

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

09.30.22

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

06.15.22

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

05.11.22

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

05.05.22

"The Taking of Restrictive Covenants and Just Compensation," Eminent Domain and Land Valuation Conference 2022

01.28.22

"Highest and Best Use," Seattle Chapter of the Appraisal Institute's 15th Annual Fall Real Estate Conference 2021

11.03.21

"Condemnation and the Priority of Government Rights," The Seminar Group's 11th Annual Cutting-Edge Issues In Condemnation

10.29.21

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

09.30.21

"Amendment to the King County Charter," Seattle Chapter Meeting by the Appraisal Institute

09.15.21

"Understanding Utility Easements and Right of Ways," Oregon Easements, Rights-of-Way and Eminent Domain by HalfMoon Education

08.17.21

"Ethics and Responsibilities," WASWD Virtual 2021 Commissioners Workshop

01.22.21

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

11.22.19

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

[10.24.19](#)

[“The Evolution of Floating Easements: Shifting Scheduling Risks to Property Owners,”](#)

[09.27.19](#)

[“Eminent Domain: Legislative Changes to Protect Business Owners,” The Seminar Group](#)

[05.01.19](#)

[“Mass Relocation and Navigating Cultural Conflicts: Displacement of Immigrant and Refugee Communities,” Annual Eminent Domain and Land Valuation Seminar](#)

[01.24-01.26.2019](#)

[“Liabilities Related to the Use and Ownership in Easements,” 7th Annual Easements and CCRs in Washington](#)

[11.16.18](#)

[“Stigma Damage: Washington State,” Appraisal Institute Fall Conference](#)

[10.05.18](#)

[The Seminar Group’s 8th Annual Eminent Domain Seminar](#)

[05.18.18](#)

[“How to Have a Happy Vacation - The process for vacating rights of way,” Washington State Association of Municipal Attorneys](#)

[05.03.18](#)

[“Living With Lenders: Their Opportunity to Participate and Owner Counsel’s Right to a Fee,” Annual Eminent Domain and Land Valuation Seminar](#)

[01.25-01.27.2018](#)

Legal Alerts

[Washington Supreme Court Sets New Criteria for Closing Public Records Requests](#)

[04.15.24](#)

Publications

[Wasting Assets: Are You Choosing the Right Valuation Method?](#)

[07.01.24](#)

[Gentrification: Good or Bad - Differences in Perspective](#)

[11.01.19](#)

[County Charter Review Commission Proposing Changes to Housing, Inquest Rules and Office of Law-Enforcement Oversight](#)

[07.01.19](#)

[Washington Eminent Domain Law In a Rapidly Changing Region](#)

[05.01.19](#)

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