

Snell & Wilmer



Amit D. Ranade

Partner | Seattle

Tel. 206.741.1404

aranade@swlaw.com

Main Bio

Amit Ranade is a bankruptcy and trial lawyer. In his bankruptcy practice, Amit primarily represents creditors, buyers and investors, official committees, and trustees. He has experience with the plan confirmation process; claim and lien-priority disputes; avoidance actions; asset sales and competitive bidding; and official committees.

Amit also has extensive experience in real estate, commercial, and business litigation matters. In his real estate litigation practice, Amit primarily represents owners, lenders, investors, and developers. He has experience with condemnation proceedings; secured debt financing disputes; environmental cost recovery actions; title and boundary disputes; evictions and lease disputes; constructions disputes; and land use and regulatory appeals. His commercial and business litigation practice includes a focus on matters involving the Uniform Commercial Code, partnership disputes, business interference, and consumer protection matters.

In addition to his law practice, Amit is adjunct faculty at the University of Washington School of Law, where he teaches J.D. courses in Bankruptcy Law and Uniform Commercial Code Article 9 – Secured Transactions. He is also a delegate for the Washington State Bar Association in the ABA House of Delegates, and he has served on numerous committees and commissions over the years. Amit was recently appointed to the King County Bar Association Board of Trustees. He also serves on the Board of Directors of the Seattle Parks Foundation and Evergreen Business Capital. Amit is a Past President of the University of Washington Alumni Association. Amit has also served as Chair of the Washington Public Disclosure Commission, as Chair of the Seattle Parks Commission, and as a member of the Seattle Ethics and Elections Commission.

Representative Experience

- Represented a large institutional creditor in high-profile Chapter 11 case in Eastern Washington
- Represented Robert Ingersoll and Curt Freed, in *Ingersoll v. Arlene's Flowers*, 187 Wn.2d 804, 389 P.3d 543 (2017), in which the Washington Supreme Court held that a flower shop selling its goods and services to the general public cannot refuse to sell wedding flowers to a same-sex couple under the guise of religious freedom
- Defended private university through appeal of land use decisions approving redevelopment of a parking lot on Seattle's waterfront
- Represented airline through jury trial in condemnation case involving operational support center
- Represented client in bench trial seeking allowance of unsecured claim for environmental cost recovery under MTCA and CERCLA in major Chapter 11 environmental and asbestos case

- Represented client in seeking to overturn a Seattle landmark decision that was preventing development of dilapidated warehouse site into a boutique hotel
- Represented property owner in inverse condemnation action involving loss of access due to construction of overpass by City of Seattle
- Represented secured noteholder in receivership proceeding of online shoe business with assets in the United States and Canada
- Represented a heavy equipment manufacturer, as secured creditor, in receivership, bankruptcy, and personal guaranty proceedings in multiple jurisdictions
- Represented a group of farm workers asserting wage and hour claims and discrimination claims in Chapter 12 "agricultural bankruptcy" proceedings
- Defended a real estate investment firm through appeal in dispute involving a real estate purchase option in Michigan
- Represented regional homebuilder in land use appeal of approved subdivision project
- Regularly represent real property owners in condemnation, inverse condemnation, and regulatory takings
- Represented real property owner in MTCA cleanup action of dry cleaner business
- Negotiated settlement terms for local cement company in an international chemical conglomerate's multi-state bankruptcy proceeding
- Negotiated consensual sale of intellectual property licensing rights in multi-state receivership proceeding

Education

- University of Washington School of Law (J.D.)
- University of Washington (B.A., Political Science)

Professional Memberships & Activities

- American Bar Association
 - Practice Forward Commission (2020-Present)
 - House of Delegates, Washington State Bar Association Rep. (2012-2018; 2022-Present)
 - Constitution & By Laws Committee (2023)
 - Drafting Committee (2022)
 - Rules Committee (2017-2018)
 - Governance Commission, Volunteer Attorney (2006)
- Evergreen Business Capital Board of Directors (2024-Present)
- King County Bar Association Board of Trustees (2023-Present)
- Washington Board of Judicial Administration COVID Recovery Task Force (2020-2022)
- Washington State Bar Association
 - Task Force on Escalating Cost of Civil Litigation (2011-2015)
 - Legislative Committee (2010-2013)
- South Asian Bar Association of Washington

- William L. Dwyer Inn of Court (2009-2015)

Representative Presentations & Publications

- “Still Learning the ‘Texas Two-Step:’ Lessons from the Third Circuit’s Decision in *In re LTL Management, LLC*, 64 F.4th 84 (3d Cir. 2023),” Presenter, Federal Bar Association of Eastern District of Washington (September 15, 2023)
- “Washington Receiverships,” Presenter, Risk Management Association Seattle Chapter Seminar (April 25, 2023)
- “Valuation Issues in Regulatory Takings Cases,” Presenter, Appraisal Institute Seattle Chapter (October 6, 2022)
- “Regulatory Takings and Inverse Condemnation,” Presenter, The Seminar Group CLE (November 17, 2022)
- “UCC-9: Creation, Enforcement, Perfection, and Priority of UCC Security Interests,” Presenter, WSBA Creditor-Debtor Rights Section Webinar (annual presenter)
- “UCC-9 Security Interests,” Presenter, King County Bar Association Debtor-Creditor Section CLE Presentation (annual presenter)
- “Bankruptcy Primer,” Presenter, HKM Law Firm Lunchtime CLE Presentation (September 22, 2021)
- “Bankruptcy Primer,” Presenter, Washington Employment Lawyers Association CLE Presentation (October 15, 2020)
- “Opportunities in Distressed Real Estate Investing,” Presenter, HCMP Bankruptcy & Insolvency Webinar (May 27, 2020)
- “Trial by Zoom,” Presenter, Cairncross & Hempelmann Lunchtime CLE (May 21, 2020)
- “Structuring a Workout,” Presenter, HCMP Lender Services Seminar (March 27, 2018)
- “CyberLaw,” Presenter, HCMP Lunchtime CLE (November 7, 2014)

Professional Recognition & Awards

- The Best Lawyers in America® (2018-2022 and 2024)
 - Bankruptcy and Creditor Debtor Rights/Insolvency and Reorganization Law
 - Commercial Litigation
 - Bankruptcy Litigation
 - Real Estate Litigation
 - Real Estate Law
- Washington Super Lawyers®, Bankruptcy, Land Use/Zoning, Real Estate (2016-2023)
 - Rising Star (2010-2012, 2015)
 - Top 100 Super Lawyer® (2020-2023)
- King County Bar Association President’s Award (2015)
- University of Washington Law School Recent Graduate Award (2013)

Community Involvement

- University of Washington Alumni Association Board of Trustees(2015-Present)
 - President (2021-22)

- Seattle Parks Foundation (2022-Present)
- American Civil Liberties Union, State Board of Directors (2004-2019)
 - National Board (2008-2011)
- Washington Public Disclosure Commission
 - Chair (2011-2015)
- Seattle Ethics and Elections Commission (2010-2011)
- Seattle Parks Commission (2005-2009)
 - Chair (2007-2009)
- University of Washington Board of Regents, Student Regent (2001-2002)

Previous Professional Experience

- Hillis Clark Martin & Peterson, P.S., Principal (2007-2022)
- University of Washington, Adjunct Faculty Instructor (2007-Present)
- Preston Gates & Ellis LLP (now K&L Gates), Associate (2003-2007)

Bar Admissions

- Oregon
- Washington

Court Admissions

- Supreme Court of Oregon
- Supreme Court of Washington
- United States Court of Appeals, Ninth Circuit
- United States District Court, District of Oregon
- United States District Court, Eastern District of Washington
- United States District Court, Western District of Washington
- United States Supreme Court