

Real Estate *and* Radon

Steps to Managing Radon as Part of Your Real Estate Transactions



“Handling radon properly may enhance the real estate sale rather than being a deal killer”
- Ralph Holmen, Associate General Counsel, National Association of Realtors

FACTS ABOUT RADON

Radon is a naturally-occurring radioactive gas. It enters a home through cracks or openings in the foundation, slab, or sump pit. When this occurs, radon can accumulate in dangerous levels.

Radon is a Group A Human Carcinogen – the US EPA and Surgeon General estimate radon exposure is responsible for more than 21,000 annual deaths.

Only highly qualified professionals should design and install mitigation systems. **For your client’s protection and to reduce your liability**, make an informed decision when choosing a radon contractor.

Handling radon properly as part of facilitating a real estate transaction is important. The U.S. EPA recommends you hire a radon professional who is nationally certified or licensed by the state radon program. In other words, only highly qualified individuals who follow consensus national standards should conduct radon testing and mitigation. Indoor Environments Association recommends following these steps to protect you and your client when dealing with radon.

1 RELY ON THE NATIONAL RADON PROFICIENCY PROGRAM

Recognized by federal agencies and demanded by some state radon programs, NRPP credentials indicate to homeowners and agents the mastery of specific skills required to successfully complete radon testing and remediation projects. Achieving and maintaining NRPP certification requires biennial documentation of competence, expertise, and performance to demonstrate skill, knowledge, and quality control. For your convenience, the NRPP maintains a listing of certified radon service providers.

- Find a certified radon professional: nrpp.info Always verify that the contractor your clients choose for radon measurement or mitigation is certified by the NRPP.

2 EQUIP YOURSELF WITH INFORMATION

Provide radon information to each of your clients. Don't tell your clients "Radon isn't a problem in this area." Elevated radon has been found in buildings with all foundation types and in every county in the country.

3 DEVELOP RADON POLICIES FOR YOUR OFFICE

Use these policies to limit your liability by ensuring each transaction involving radon is handled the same.

4 BEWARE OF INTERFERING WITH RADON TESTING AND MITIGATION

Do NOT position yourself as a radon expert unless you are one.
Do NOT dictate test or mitigation strategies.
Do NOT contradict information provided by a certified radon contractor.

5 PROTECT YOURSELF AND YOUR CLIENT

Disclosure of high levels of radon or previous radon testing is required by law. Failure to disclose this information to the buyer is common law fraud.

6 KNOW THE BASICS ABOUT RADON

- Radon is the leading cause of lung cancer among non-smokers.
- Radon testing is strongly recommended throughout the US.
- Radon mitigation is strongly recommended if radon levels of 4.0 picocuries per liter of air (pCi/L) or more are present.

