

Radon, Real Estate, ... & You

Steps to assist you in 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® (NAR)

FACTS ABOUT RADON

Radon is a **naturally-occurring** radioactive gas. Radon 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 Class A Human Carcinogen — the US EPA and Surgeon General estimate radon 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.



Kentucky Radon Program
Radon Hotline: (502) 564-4856
chfs.ky.gov (search radon)



**Kentucky Association
of Radon Professionals**
www.KentuckyRadon.org
Email: info@KentuckyRadon.org

Handling radon properly as part of facilitating a real estate transaction is important. Kentucky requires radon contractors to be nationally certified and registered with the state radon program. Only highly qualified professionals should conduct radon testing and mitigation. The **Kentucky Radon Program** and **Kentucky Association of Radon Professionals** recommend following these steps to protect you and your client when dealing with radon.

1 RELY ON THE KENTUCKY RADON PROGRAM

Radon contractors are required to be certified by one of two national proficiency programs recognized by the U.S. Environmental Protection Agency. In addition, contractors are required by law to be registered with the Kentucky Radon Program in order to provide radon measurement, mitigation, or analytical laboratory services in the state. For your convenience, the state radon program maintains a listing of registered contractors.

- Registration verification: chfs.ky.gov (search radon)

We recommend verifying the contractor your clients choose for radon measurement or mitigation is registered with the Kentucky Radon Program.

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 levels have been found in every county in Kentucky.

3 DEVELOP RADON POLICIES FOR YOUR OFFICE

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

4 BEWARE OF INTERFERING WITH RADON TESTING AND MITIGATION

Don't position yourself as a radon expert, unless you are one. Don't dictate test or mitigation strategies. Don't 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 Kentucky law. Failure to disclose this information to the buyer is common law fraud.

6 KNOW THE BASICS ABOUT RADON IN KENTUCKY

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

The **Kentucky Association of Radon Professionals** is dedicated to preventing radon-induced lung cancer and saving lives through increasing consumer awareness, raising industry professionalism, and supporting effective radon policy.