

RADON & REAL ESTATE

RADON TESTING DURING REAL ESTATE TRANSACTIONS

Kansas Law (K.S.A. 58-3078a) **requires ALL radon testing performed during a real estate transaction be conducted by a state-certified radon measurement professional.** These tests include: **1) any test conducted as part of a home inspection by the buyer and 2) any post-radon remediation clearance testing.** The list of Kansas-certified radon measurement providers can be found at www.kansasradonprogram.org.

IS RADON TESTING OR REDUCTION REQUIRED IN KANSAS?

Kansas **does not currently require either radon testing or radon reduction** be included as part of a real estate transaction. However, all residential real estate property contracts in Kansas are **legally required to include specific language strongly encouraging buyers to include radon testing** as part of their home inspection process for any home they are looking to purchase (K.S.A. 58-3078a). The Environmental Protection Agency (EPA) **estimates at least 1 in 4 homes in Kansas will test at or above the recommended reduction level of 4.0 pCi/L.**

WHAT DOES MY TEST RESULT MEAN?

If the average radon value is **less than 4.0 pCi/L** (the EPA recommended reduction level), **no action is recommended** as part of the real estate transaction. If the average radon value of a real estate radon test is **4.0 pCi/L or higher**, it is recommended that the buyer **negotiate with the seller for the installation of a radon reduction system** that meets state-adopted radon mitigation standards. The goal of the radon reduction system is to reduce indoor levels to an average less than 4.0 pCi/L on an appropriate radon measurement test.

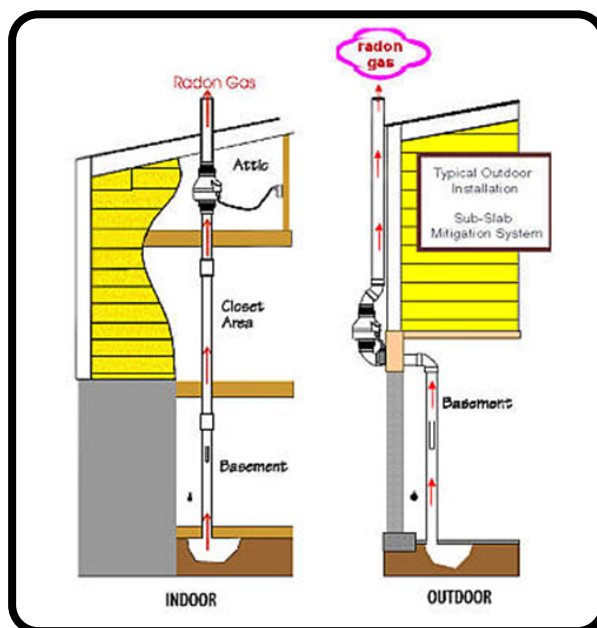
\$1,500-\$2,000
TO MITIGATE IN KANSAS

HOW TO TEST IN REAL ESTATE

Radon tests during residential real estate transactions consist of a single short-term radon test that complies with the state-adopted radon measurement standards. The **two options commonly used** during real estate are either **1) a single radon test for a minimum of 48 hours using a professional-grade continuous radon monitor (CRM)** or **2) two single-use short-term radon devices deployed side-by-side under identical conditions.**

THE HOUSE I'M SELLING TESTED HIGH. DO I HAVE TO MITIGATE?

Kansas does not currently require that houses that are high for radon be reduced as part of a residential radon transaction. **Radon reduction is a point of negotiation between the buyer and the seller.** In Kansas, the typical cost of a professionally-installed radon reduction system is approximately \$1,500-\$2,000.



Radon mitigation systems will reduce radon to be low 4.0 pCi/L in 95% or more of homes.