

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.

**\$1,000 - \$1,200
TO MITIGATE IN KANSAS**

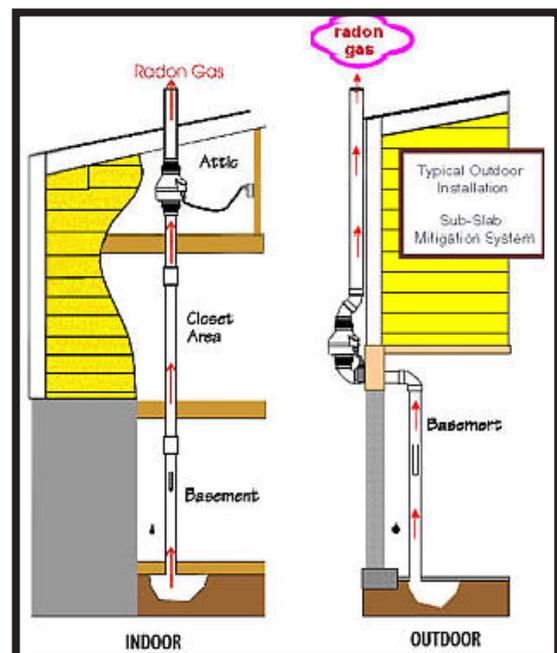
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HOW TO TEST IN REAL ESTATE

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 \$1000-\$1200.



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