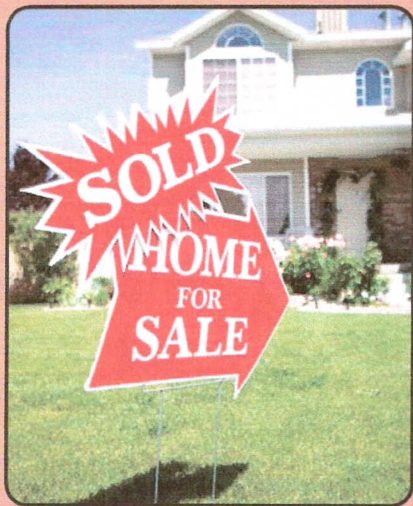


# Radon, Real Estate ... and You

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 25,000 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 to refer radon contractors.

Handling radon properly to facilitate a real estate transaction is important. Kentucky does not require radon contractors to be trained, licensed or insured — however, 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** The state program offers educational resources for you and your clients. For your convenience, the state program also maintains a profile on each certified radon contractor to assist your clients with making an informed decision when selecting a contractor.
- 2 Equip yourself with information** Provide this 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.



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Kentucky Radon Program  
Radon hotline: 502-564-4856  
<http://cfhs.ky.gov/dph/info/phps/radongas.htm>



**Kentucky Association  
of Radon Professionals**

[www.KentuckyRadon.org](http://www.KentuckyRadon.org)  
Email: [info@KentuckyRadon.org](mailto:info@KentuckyRadon.org)

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.