



“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)*

To handle radon in order to facilitate the real estate sale, Mr. Holmen offered the following advice during his presentation at a Conference for Radon Professionals, sponsored by the Illinois Association of Realtors, the University of Illinois at Chicago School of Public Health, and the Illinois Radon Program.

Rely on experts licensed by the IEMA-Division of Nuclear Safety, Radon program to perform radon measurements and mitigations. Don't cast yourself as a radon expert (unless you are one). Don't tell clients, "Radon isn't a problem in this area."

EQUIP yourself with information about radon and distribute it.

DEVELOP office policies regarding informing clients about radon and follow these.

BEWARE of Interference – it's illegal in Illinois to interfere with radon measurements and mitigations. Don't dictate test or mitigation strategies. Don't contradict a radon professional licensee's instructions regarding testing or mitigation.

PROTECT yourself and your client, AVOID FRAUD.

Failure to disclose high levels of radon to the buyer is common law fraud.

KNOW the basic truths about radon.

Illinois Policy on Radon:

Radon is the second leading cause of lung cancer, the leading cause among non-smokers.

Radon testing is strongly recommended throughout Illinois.

Radon mitigation is recommended if the radon level is 4.0 picocuries per liter (pCi/L) of air or more.



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