ESSENTIAL INFORMATION
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State Radon Laws
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SUMMARY
This dataset explores the provisions that the states developed in regard to radon and the potential public health impact from elevated radon levels. It includes laws from all 50 states and the District of Columbia in effect as of December 1, 2016.

ABOUT STATE RADON LAWS & THE DATA
Radon is a radioactive, colorless, tasteless, and odorless gas found naturally occurring in the environment. Radon is the second-leading cause of lung cancer in the United States after smoking. Elevated indoor air levels in homes and buildings are the primary source for radon exposure. Radon can easily escape from its origins in the rocks and soil where it can further undergo a process that creates compounds that are hazardous to health. To protect the public, many states have developed laws and regulations governing radon disclosure, radon certification and mitigation. Some states have also developed mandatory radon testing provisions in schools and homes in certain contexts.

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Some findings from the dataset include:

- Thirty-seven states require disclosure during real estate transactions: Alaska, California, Colorado, Connecticut, District of Columbia, Delaware, Florida, Hawaii, Iowa, Illinois, Indiana, Kansas, Kentucky, Louisiana, Maryland, Maine, Michigan, Minnesota, Montana, Mississippi, North Carolina, Nebraska, New Hampshire, New Jersey, Nevada, New York, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Washington, and Wisconsin. The 37 states require disclosure through specific laws/regulations or through their Real Estate Commission/Board. Also the states’ Association of Realtors develop forms as an assurance to disclosure.

- Seven states do not have any type of radon disclosure form, whether it is through legislative means or through Association of Realtors: Alabama, Arkansas, Idaho, North Dakota, Virginia, West Virginia, and Wyoming.

- Four states require tenant disclosure by the landlord for radon: Colorado, Florida, Illinois and Maine.

- Twenty-five states have radon certification laws: California, Connecticut, District of Columbia, Florida, Iowa, Illinois, Indiana, Kansas, Kentucky, Maryland, Maine, Montana,

- Twelve states require a public education program or radon awareness program: California, Florida, Georgia, Illinois, Indiana, Maine, Montana, New Hampshire, New Jersey, Utah, Virginia, and Wisconsin.
- Eleven states impose civil penalties for misrepresenting radon readings: California, District of Columbia, Illinois, Indiana, Kansas, Kentucky, Nebraska, Ohio, Pennsylvania, South Carolina, and Tennessee.
- Five states — Illinois, Indiana, Kansas, Nebraska, and Ohio — impose both criminal and civil penalties for misrepresenting radon readings.

NAVIGATING THE DATA

There are two ways to navigate the data by clicking the Filter tab or the Explore tab — for each option, the data can be visualized in a map and table format or in jurisdiction profiles.

Filter

The dataset homepage will default to the Filter tab. Here, users may answer a series of questions to learn more about the characteristics of the laws. Answering more than one question will show all the jurisdictions that meet the combined criteria. Criteria selected will be listed above the questions, and can be removed by clicking the white X or by clicking “Reset” above the questions.

Explore

Users can access Explore by clicking the Explore tab in the bar above the questions. Using Explore, users will see the answers to one question across all jurisdictions.

The primary questions in this dataset are:

1. Does the state have a law requiring sellers to disclose known radon levels in the sale of homes?
2. Does the state have radon disclosure through any of the following: state law or regulation, state form drawn up?

3. Does the state require landlords to disclose radon to tenants?

4. Does the state have a law requiring certification of those engaged in the business of radon mitigation?

5. Does the state require radon testing?
   a. Does the state require radon testing in “public or high priority buildings?”
   b. In schools?
   c. Does the state require radon testing in radon testing in day care centers?

6. Does the state have a radon mitigation law?

7. Does the state have a law requiring Radon-Resistant New Construction?

8. Does the state have a law requiring state preparation of a public education/awareness program or document related to radon?

9. Does the state include a penalty provision for misrepresenting radon readings?
   a. Are there criminal penalties?
   b. Are there civil penalties?

**DISPLAYING THE RESULTS**

There are two display modes once criteria have been selected by using either the Filter or Explore tab — **Map** display mode and **Profiles** display mode.

**Map Display**

LawAtlas.org dataset homepages default to the map display mode. When querying the data using the Filter tab, all jurisdictions that meet the criteria selected will display in one tone of yellow. Those jurisdictions that do not meet the criteria selected will be colored gray. When querying the data using the Explore tab, the map will illuminate with colors from yellow to red that are associated with the various answer choices (the color-coding is defined by the key to the left of the map).

Below the map, a table will appear. Using the Filter or Explore tab to navigate the questions will change the display:

- Using the Filter tab, you can select an unlimited number of criteria and the applicable jurisdictions that meet the combined criteria will be displayed in the table below.
- Using the Explore tab, you can isolate a single criterion and the applicable jurisdictions will appear in the table below.

**Profiles Display**

The Profiles display presents the results of the criteria selected in a text-based format for each applicable jurisdiction. Using the Filter tab, jurisdictions that meet the criteria selected will display. Using the Explore tab, jurisdictions that meet the criterion selected will display. If no criteria are selected, the full profiles for each state will appear under both Filter and Explore.

**Profile Legend**

Within each Profile box, above the questions and answers, there are additional options and information useful in exploring the law:
<table>
<thead>
<tr>
<th>§§</th>
<th><strong>Toggle Legal Text</strong> – Selecting this option will show all the legal text used to answer questions for this jurisdiction.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Toggle Full Place Profile</strong> – Selecting this option will show all questions and answers for this jurisdiction, regardless of what was selected using the Filter or Explore tabs.</td>
</tr>
<tr>
<td></td>
<td><strong>Toggle Size</strong> – Selecting this option will make the profile larger, but will not change the information displayed.</td>
</tr>
</tbody>
</table>

**Legal Text History** – This interactive timeline displays when changes in the law have occurred within a jurisdiction. Using the arrows to the left or right, users may explore how the law has changed over time as new amendments to the law have been enacted. The timeline will change from gray to a shade of yellow when the jurisdiction passed its first relevant law. Each change in the law after that is marked by a break in the timeline.

![Timeline Image]

**Map and Profile Legend**
There are a few symbols to be aware of in both Map and Profiles display modes:

<table>
<thead>
<tr>
<th>$</th>
<th><strong>Section Symbol</strong> – Clicking this symbol will open a window that displays excerpts from the law correspond to the question and answer.</th>
</tr>
</thead>
<tbody>
<tr>
<td>!</td>
<td><strong>Caution Note</strong> – Clicking this symbol will open a small window that displays text that describes important caveats about the question and answer.</td>
</tr>
</tbody>
</table>

**DATASET RESOURCES**
Each dataset homepage includes the following resources available for download:

- **Data**: The Data file exports in CSV format and may contain two tabs. The “Statistical Data” tab contains the legal variables coded in the dataset, displayed as values defined in the accompanying Codebook. The “Summary Data” tab contains the legal variables coded in the dataset in text form, as well as the accompanying citations and any caution notes that may be included. Note: if there is only one tab available for download it will be the “Statistical Data” as described above.

- **Codebook**: The Codebook defines all of the coded variables in the dataset. The Codebook lists the question, question type, variable name, variable value and variable label. The Codebook should be used in conjunction with the Statistical Data extract.
• Research Protocol: The Research Protocol is a comprehensive document that outlines the entire methodology of the project, including the scope, inclusion and exclusion criteria, data collection methods, definitions, coding scheme decisions, as well as the quality control process.

• Summary Report: The Summary Report provides a snapshot of important findings from the dataset.

ADDITIONAL INFORMATION


This collection of laws does not provide legal advice nor does it address enforcement of laws, administrative policies, case law, or any other sources of law. Should you have a specific question about these laws in your state, please contact an attorney in your jurisdiction.