

# RADON

## A Quick Guide to Protecting Your Home

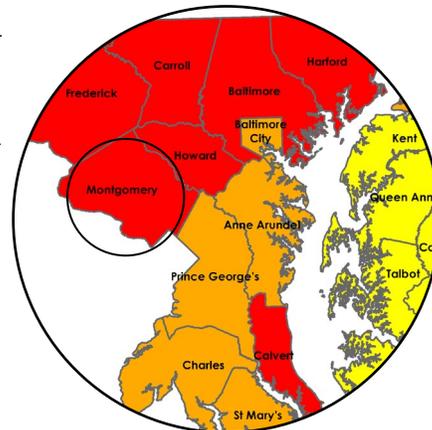
Radon is an invisible, radio-active gas created during the naturally occurring breakdown of uranium in rocks and soils.

Radon gas enters homes and buildings through cracks and other openings in the foundation. It can create a serious health risk.

According to the United States Environmental Protection Agency (EPA), radon is responsible for roughly 21,000 lung cancer deaths each year. In fact, the U.S. Surgeon General has warned that radon is the second leading cause of lung cancer in the United States and is the leading cause of lung cancer in nonsmokers.

### Average Indoor Radon Levels by County

- = Above 4 pCi/L
  - = 2 to 4 pCi/L
  - = Below 2 pCi/L
- EPA Region 3 Map



EPA studies show that Montgomery County's average indoor radon level is above the recommended safe amount of 4 pCi/L.

## Testing Your Home

Testing your home is the only way to know if you and your family are at risk.

To perform the test yourself, pick up a testing device from a home improvement retailer or *online*. Testing can also be done by a radon professional.

- **Short-term devices** test over a span of days. They are a quick and inexpensive way to screen for radon.
- **Long-term devices** measure levels for 3 months or more. They take day-to-day fluctuations into account and provide a better long-term average reading.

Before purchasing a device, refer to the list of recommended devices at: [montgomerycountymd.gov/radon](http://montgomerycountymd.gov/radon)

## Reducing High Radon Levels in Your Home

If your test results are 4 pCi/L or higher, the EPA recommends further action. For more information on understanding your test results, go to [sosradon.org/results](http://sosradon.org/results).

If you have tested your home and confirmed that you have elevated radon levels, consult a qualified radon mitigation contractor.

## Find A Professional

These two organizations can help identify professionals in your area who are certified in radon testing and mitigation:

- **American Association of Radon Scientists and Technologists:**  
[aarst-nrpp.com](http://aarst-nrpp.com)
- **National Radon Safety Board:**  
[nrpb.org](http://nrpb.org)



[montgomerycountymd.gov/radon](http://montgomerycountymd.gov/radon) or call 3-1-1

Outside Montgomery County: 240-777-0311 TTY: 301-251-4850



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## Testing Requirement for Home Sales



As of October 1, 2016, Montgomery County law requires that single-family homes must be tested for radon before completing a sale of the home. (This requirement is contained in Chapter 40 of the Montgomery County Code.)

### Who performs the radon test, and when?

Testing must be performed prior to the settlement date, but no more than a year in advance.

The test may be done by the seller, the buyer, or a third party hired by either (such as a home inspector or radon testing professional).

If the seller offers the buyer the opportunity to do the test, but the buyer declines, testing becomes the seller's responsibility.

Both the seller and the buyer must receive a copy of the radon test results.

### Which testing devices may be used?

**The law states that the test must be done using a County-approved device.**

Each device has its own directions that must be followed carefully to ensure accurate results.

For a list of testing devices that comply with the law, go to:  
[montgomerycountymd.gov/radon](http://montgomerycountymd.gov/radon)

### Where does the law apply?

The radon testing requirement applies to detached homes and townhomes in Montgomery County, Maryland.

#### Exemptions:

- Properties in Barnesville, Kensington, Poolesville and the City of Rockville;
- Units that are part of a condominium regime or a cooperative housing corporation;
- Sales that are exempt from the transfer tax under MD Tax-Property Code, §13-207, as amended;
- Sales by a lender or an affiliate or subsidiary of a lender that acquired the home by foreclosure or deed in lieu of foreclosure;
- A sheriff's sale, tax sale, or sale by foreclosure, partition, or by a court appointed trustee;
- A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; or
- A transfer of a home to be converted by the buyer into a use other than residential, or to be demolished.