



**CONFERENCE OF RADIATION CONTROL PROGRAM DIRECTORS, INC.  
E-21 COMMITTEE**

**POSITION**

**Relating to: EPA's Homebuyer's and Seller's Guide to Radon**

The following E-21 Committee position is based upon responses received from forty-five CRCPD member state radiation control offices on a questionnaire about the EPA's Homebuyer's and Seller's Guide to Radon.

- The EPA's Homebuyer's and Seller's Guide to Radon will be very useful to state radon programs in assisting citizens and others involved in radon testing during real estate transactions.
- The majority of states do believe that the Guide does provide the appropriate mix of both consumer oriented and health protective information about radon testing and mitigation.
- The E-21 Committee agrees with EPA that existing homes should be tested and fixed if necessary before a sale. However, during real estate transactions when an existing home has not been tested, the most consumer oriented radon testing strategy is to conduct consecutive short-term tests in the lowest area of the home that is suitable for occupancy.
- There is a strong consensus among states that the Guide should provide information that may prevent device interference and/or tampering and that potential conflict of interest between the same company testing and mitigating for radon should be included.
- Many states believe that new homes should be treated like existing homes with respect to radon testing. About one-third of states indicated that new homes and existing homes are different, for reasons such as foundation settling. After further discussions with EPA, the E-21 Committee recommends that EPA conduct further research to collect data on the characteristics of new homes to develop specific policy recommendations on when to test new homes.

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In the interim, we believe that EPA guidance on new construction in the Real Estate Guide should not preclude consumers and builders from reaching mutually satisfactory agreements about radon testing, incorporation of radon resistant features or mitigation of a new home.

Approved as Executive Board Position  
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