

Radon Testing and Mitigation in Home Sales

Testing

Licensure: As of January 1, 2019, anyone performing a radon test in Minnesota, in a building they do not own or lease, must be licensed by the Minnesota Department of Health. A listing of licensees can be found on the MDH website.

- Each individual conducting testing (placing or retrieving devices) must have a current MDH radon license.
- There is no state law prohibiting measurement professionals from conducting mitigation services or mitigation professionals from providing measurement services.
- You can ask to see a measurement professional's current license and proof of a device's annual calibration.

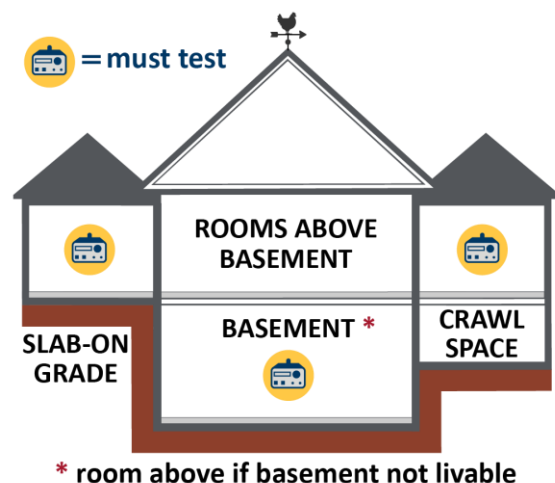
Real estate agents can ensure tests are completed in a timely manner by helping measurement providers comply with testing protocols.

Closed house conditions: Tests must be conducted under closed house conditions. These requirements include:

- doors and windows must be closed (except for normal entry and exit)
- temperature set to 65 – 80°F with fan set to auto
- heat or energy recovery ventilators (HRV or ERV) are set to the lowest ventilation condition used during the year

Notification: The radon professional will provide the person responsible for the building, such as the seller or real estate agent, with a form notifying them of the test and testing requirements. The form should be signed by the responsible party.

Multiple foundations: Professionals must test each unique foundation type in a home. Some homes, especially those with additions or significant remodeling, may have more than one foundation type. Let your radon professional know how many foundation types are in the building, so they can bring enough testing devices.



If you have questions or concerns about radon testing or mitigation, please contact MDH.

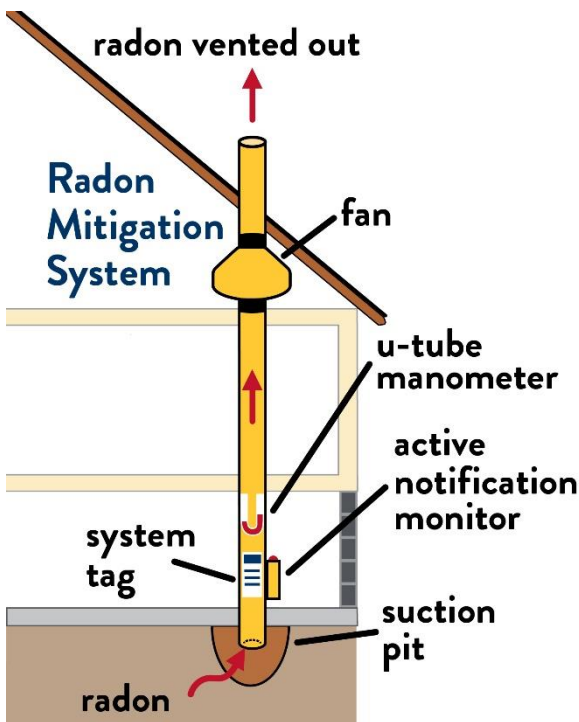
Note that disclosure and notification, required by law, are not discussed in this fact sheet.

Mitigation

Licensure: As of June 1, 2020, anyone performing radon mitigation work in Minnesota in a building they do not own or lease must be licensed by the Minnesota Department of Health. A listing of licensees can be found on the MDH website.

- The licensed mitigator must review the system upon completion and apply a MDH system tag.

If a home has elevated radon levels, a mitigation system should be installed. Generally, the best way to lower the radon levels is by installing a fan powered vent system, to prevent radon from entering the home.



Sellers may consider testing a home for radon and, if necessary, install a mitigation system before offering the home for sale.

Buyers can negotiate to have a radon mitigation system installed, if it tests high during the home inspection process. Some things to consider:

- who will pay for the system
- will the system be installed before or after closing
- who will install the system
- where will the system be located

There can be differences in aesthetics, efficiency, effectiveness, and long term maintenance, depending on where and how the radon mitigation system is installed.

Key System Requirements:

- Vent terminates above the roof
- Fans cannot be located in or under living spaces (attics, garages, or on the exterior are preferred locations)
- An active notification monitor to alert the occupant of a fan or system failure
- Electrical work done by a contractor must be a licensed electrician
- An electrical permit is usually required, whether homeowner or contractor does work
- Post mitigation retest performed to ensure reduction and test every 2 years

System inspection:

After a radon mitigation system is installed, homeowners can request a free inspection by contacting MDH. MDH staff can check that minimum work standards were followed, and check for safety hazards and structural issues created by the installation.

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 Updated 11/23/21