



March 19, 2024

Re.: Support for House File 4613

Dear Representative Howard:

On behalf of the American Lung Association in Minnesota, I am writing to express our support for HF 4613, which will help protect renters from the harms of radon exposure.

The American Lung Association is the oldest voluntary health organization in the United States. For more than 120 years, the Lung Association has been working to save lives by improving lung health and preventing lung disease through education, advocacy, and research. The Lung Association works on behalf of the 37 million Americans living with lung diseases.

Protecting tenants from radon through policy change is a priority of the National Radon Action Plan, and the American Lung Association

The Rationale

Most radon reduction occurs during home sales and in the construction of new homes. In many places, people buying and selling houses expect to be required to share information about and fix potential hazards in the home, including radon. Radon notification and disclosure requirements during real estate transactions are one of the most successful strategies to spur testing and mitigation.

Of the roughly 144 million housing units in the United States, 65% are occupied by their owners and 35% are rentals. Nearly 90% of homeowners live in freestanding or attached single unit housing, compared with roughly 35% of renters. The tens of millions of people living in rental housing are at a disadvantage when it comes to radon risk reduction. Most importantly, they cannot access existing policies and practices that embed radon protections during a home sale. In addition, they do not have the built-in protection of laws requiring testing of rental properties, though that is starting to change. Nor are they likely to have the authority or incentive to test and mitigate their residence, especially if they live in a multiunit dwelling.

Some landlords undoubtedly test and mitigate their rental properties voluntarily, but the only sustainable approach to reducing radon risk for people living in rental housing is to adopt laws and policies that require building owners to test and mitigate all of their properties according to consensus standards.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat McKone". The signature is fluid and cursive.

Pat McKone, Senior Director

Public Policy and Advocacy