

Subject Radon Testing Required in Residential Rental Units

Authors Pursell and Others

Analyst Mary Davis

Date March 20, 2024

Overview

This bill requires radon testing every three years in a residential rental home or building and requires the test to be done by a licensed professional and for those tests to be provided to tenants and the Department of Health. This bill also provides remedies if the requirements for radon testing are not completed.

Summary

Section	Description
---------	-------------

- | | |
|---|--|
| 1 | <p>Radon testing; disclosure; mitigation.</p> <p>Subd. 1. Definitions. Provides definitions for “radon test,” “elevated radon concentration,” and “mitigation.”</p> <p>Subd. 2. Radon testing. Requires radon testing every 3 years in a residential building and it must be done according to chapter 144 and by a licensed professional under chapter 144. This section also requires the test results to be shared with tenants and with the public via a state website, and shared with a local building inspector if there is one.</p> <p>Subd. 3. Radon disclosure. Requires the landlord to provide an informational booklet on radon and the test results to prospective tenants, as well as information on whether or not any radon mitigation has occurred.</p> <p>Subd. 4. Radon mitigation. Requires the landlord to do radon mitigation within 90 days with a radon mitigation professional when elevated radon levels have been detected.</p> <p>Subd. 5. Remedies. Allows a tenant to sue for damages, a civil penalty of \$250, and attorney fees if a landlord fails to do the radon testing, mitigation, or disclosure. Provides for a fine if the landlord falsifies radon tests and allows the state attorney general to enforce this section.</p> |
|---|--|

Section	Description
	Effective date. Provides this section is effective on December 1, 2024, and applies to leases signed on or after that date.
2	Department of Health publication. Requires the Department of Health to create a publication on the harms of radon and to provide that publication online, and requires the publication to include information on what landlords must do for testing and mitigation.



**MN HOUSE
RESEARCH**

Minnesota House Research Department provides nonpartisan legislative, legal, and information services to the Minnesota House of Representatives. This document can be made available in alternative formats.

www.house.mn.gov/hrd | 651-296-6753 | 155 State Office Building | St. Paul, MN 55155