



FOR IMMEDIATE RELEASE

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New Radon Requirements

Glen Carbon, Illinois — When a buyer or seller signs a contract on residential real estate property in Illinois, the new Illinois Radon Awareness Act will apply to the sales transaction. Effective January 1, 2008, the new law states that the seller must supply the buyer with two documents before the buyer will become bound on a contract to purchase the property. The first is a pamphlet from the Illinois Emergency Management Agency (IEMA) entitled "Radon Testing Guidelines for Real Estate Transactions," and the second is the "Disclosure of Information on Radon Hazards" form.

Although the new law does not require sellers to test for radon in the home or to reduce the concentration if elevated levels are found, the seller and buyer are free to negotiate whether further testing or remediation is necessary. In most cases, a seller will simply provide the two documents to the buyer before the contract takes effect. Since the law did not become effective until January 1, 2008, it only applies to residential transactions entered on or after this date. If you have a contract pending that was signed prior to January 1, 2008, the law is not applicable.

Your REALTOR® can provide you with the required radon brochure and disclosure form. To learn more about this new law, visit www.radon.illinois.gov, and log on to www.YourIllinoisHome.com for other tips for preparing your home for sale.

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