

SB23-206 – Improving Colorado’s Health and Safety: Radon Notification, Disclosure, and Warning Law



Risks From Radon

- Radon is a colorless, odorless, naturally occurring, radioactive gas that is the leading cause of lung cancer deaths among nonsmokers and the second leading cause of lung cancer deaths overall in the United States.
- Colorado has an estimated mean radon level of 5.8 pCi/L, well above the EPA action level of 4.0 pCi/L.¹
- Each year, about 21,000 deaths in the United States, including 500 deaths in Colorado, are attributable to radon-induced lung cancer.

What Does SB23-206 Do?

- Increases transparency and disclosure of information about any known radon hazards in a dwelling – including any radon tests performed and association results, information about any radon mitigation systems installed and general radon educational materials – by adding a form in sales contract or leasing processes.
- Requires a standard, distinct warning statement about radon in home sales and leases that advises:
 - (1) testing the home for radon and
 - (2) mitigating the hazard if elevated radon levels are found.
- Provides accountability for sellers, landlords and realtors to ensure compliance with disclosure and notification requirements.
- Significantly improves health outcomes without testing or mitigation mandates.

Benefits

- Increases transparency of disclosures
- Improves public health and safety
- Protects our most vulnerable community members – children and seniors
- Increases voluntary testing without mandates
- Parallels other real estate disclosure processes, like lead-based paint and asbestos
- Designed to not impede timing of transactions
- Low barriers to implementation
- Low to no cost

What SB23-206 Does Not Do

- Does not require sellers and landlords to test for radon or install radon mitigation systems.

Proven Results

- Awareness laws greatly improve voluntary testing and public health outcomes. A 2018 study found that individuals in states with notification policies were twice as likely as those without policies to have heard about radon-related health issues, and were more likely to test their homes.²
- Radon notification laws exist in 9 states. Within two years after the law took effect in Illinois, more than half of buyers of homes subject to the requirement were having their homes tested. By 2015, in Minnesota, the annual rate of radon mitigations had increased more than 300% above the annual level prior to 2012.³

Reducing Health Impacts and Costs

- The impacts of radon exposure have serious individual and public health implications. The National Cancer Institute’s *Cancer Trends Progress Report* provides a \$23.8 billion dollar estimate of national expenditure for lung cancer care in 2020 U. S. dollars⁴ and these costs are borne by individuals and the state.⁵
- Radon exposure also has disproportionate impacts in certain communities. Neighborhoods with the lowest incomes and more renters may be less able to protect themselves from radon.⁶

Questions? Contact Wes Skiles at 720.203.6565 or Jennifer Goodrum at 303.999.6553

Supporters

- American Lung Association
- Rocky Mountain Chapter AARST

¹ American Lung Association. Radon Testing Disparities: Colorado. <https://www.lung.org/getmedia/37ba32bf-0df7-4405-ac17-68aa9185f5b0/Radon-Testing-Disparity-report-for-Colorado-2022-08-14.pdf>

² Neri A, McNaughton C, Momin B, Puckett M, and Galloway MS. Measuring public knowledge, attitudes, and behaviors related to radon to inform cancer control activities and practices. *Indoor Air*. 2018 July ; 28(4): 604–610. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6047348/pdf/nihms-980302.pdf>

³ American Association of Radon Scientists and Technologists. Awareness-Notification Law Toolkit. 2022 March 30.

⁴ Mariotto AB, Enewold L, Zhao J, Zeruto CA, Yabroff KR. Medical Care Costs Associated with Cancer Survivorship in the United States. *Cancer Epidemiol Biomarkers Prev*. 2020 Jul;29(7):1304-1312. doi: 10.1158/1055-9965.EPI-19-1534. Epub 2020 Jun 10. PMID: 32522832; PMCID: PMC9514601.

⁵ The projected annual productivity cost from cancer mortality was \$147.6 billion for 2020 with deaths from lung cancer accounting for more than 27% of productivity costs. Investments in programs that target the cancers with high incidence and/or cancers that occur in younger, working-age individuals are likely to yield the greatest reductions in productivity losses to society.

Cathy J. Bradley, K. Robin Yabroff, Bassam Dahman, Eric J. Feuer, Angela Mariotto, Martin L. Brown, Productivity Costs of Cancer Mortality in the United States: 2000–2020, *JNCI: Journal of the National Cancer Institute*, Volume 100, Issue 24, 17 December 2008, Pages 1763–1770, <https://doi.org/10.1093/jnci/djn384>

⁶ Minnesota Department of Health. Radon mitigation rates in metro area reflect disparities in income, housing, home values: Health officials using data to target outreach, promotional efforts. <https://www.health.state.mn.us/news/pressrel/2020/radon010720.html>.



From RMAARST, On **April 14, 2023**, we will have a day at the capitol to raise awareness about the bill and meet with legislators. We want our members to join us at the capitol to share their expertise. This is a great opportunity to engage in the legislative process and advocate for radon awareness! Please email peterosnr@agwco.com ASAP if you are able to join us on April 14!