

## DISCLOSURE OF RADON HAZARD

Radon is a colorless, odorless, naturally-occurring radioactive gas that seeps out from the crust of the earth, often in dangerous quantities. It's a Class-A carcinogen and the second leading cause of lung cancer in America. Chicago is not known to be a risky area, although the federal government and the State of Illinois encourage all property owners to conduct radon testing. The Illinois Radon Disclosure Act, 420 ILCS 46/1, requires any landlord renting out a unit on the first or second story above ground level (but not on the third story or higher) to disclose to prospective tenants the existence of a known radon hazard. Because landlords are not required to conduct radon testing, disclosure is mandated only if a prior tenant provides the landlord, in writing, with the results of a test indicating the presence of a radon hazard or if the landlord conducts its own test and determines that a radon hazard exists. For more information, the Illinois Emergency Management Agency (IEMA) and the U.S. Environmental Protection Agency (USEPA) both publish ample online materials about the origins and health effects of radon, as well as options for radon testing and remediation.

**PROPERTY ADDRESS:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

### **LANDLORD'S DISCLOSURES:** *(Initial all that apply)*

\_\_\_\_\_ Elevated radon concentration (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling.

\_\_\_\_\_ Landlord has provided tenant(s) with the most current records and reports pertaining to elevated radon concentrations within the dwelling.

\_\_\_\_\_ Landlord either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.

\_\_\_\_\_ Landlord has no records or reports pertaining to elevated radon concentration within the dwelling.

### **ACKNOWLEDGMENT(S) OF RECEIPT:**

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant