

2025 SENATE INDUSTRY AND BUSINESS

SB 2204

2025 SENATE STANDING COMMITTEE MINUTES

Industry and Business Committee Fort Union Room, State Capitol

SB 2204
1/22/2025

A bill relating to the required disclosure of radon hazards by a seller.
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2:00 p.m. Vice-Chairman Boehm opened the hearing.

Members present: Chairman Barta, Vice-Chairman Boehm, Senator Klein, Senator Kessel, Senator Enget

Discussion Topics:

- ND Medical Association
- Radon testing and details
- Cell composition of state
- Disclosure of knowledge
- Cost of compliance
- Pricing structures
- Percentage of buyers aware of radon effects
- Testing availability
- Active mitigation systems

2:00 p.m. Senator Jeff Barta, District 43, testified in favor and submitted testimony #30670.

2:05 p.m. Courtney Koebele, Executive Director of the ND Medical Association, testified in favor and submitted testimony #30617 and #30618.

2:08 p.m. Shane Goettl, on behalf of the American Cancer Society, testified in favor.

2:20 p.m. Lisa Feldner, ND Association of Realtors, testified in favor.

2:23 p.m. Trisha Dunaway, Broker Owner of Century 21 Realtors, testified in favor.

2:32 p.m. Stephanie Dahl, Physician and President of the ND Medical Association, testified in favor and submitted testimony #30707.

2:40 p.m. Gary Schwartz, Professor and Chair of the Department of Population Health at UND of Medicine and Health Sciences, testified in favor and submitted testimony #30568.

2:57 p.m. Chairman Barta adjourned the meeting.

Audrey Oswald, Committee Clerk

Senate Industry and Business Committee**SB 2204****January 22, 2025**

RE: Senate Bill No. 2204, A Bill for an Act to create and enact a new section of chapter 47-10 of the North Dakota Century Code, relating to the required disclosure of radon hazards by a seller.

FROM: Gary G Schwartz, PhD, MPH, PhD

Chairman Barta and Committee Members, I am writing to provide testimony pursuant to SB 2204, which addresses the need to increase home buyers' awareness of harms that may be caused by elevated radon levels.

My name is Gary Schwartz. I am a Professor and Chair of the Department of Population Health at the University of North Dakota School of Medicine & Health Sciences. I hold a PhD in Neuroscience, a Master's in Public Health, and a PhD in Epidemiology. I have been active in radon research for the past 10 years.

My radon research has been funded by the Prevent Cancer Foundation, the National Center for Healthy Homes, Housing and Urban Development, and the National Institutes of Health. Many of our publications on radon can be accessed, free of charge, by “googling” the words “radon” and “ROAR” (for Radon Outreach and Research.” [Radon Outreach And Research \(ROAR\) | University of North Dakota](#)).

For a brief background, radon gas is a form of ionizing (i.e., cancer causing) radiation that results from the natural decay of radioactive elements, such as uranium, present in rocks and soil. For most individuals, exposure to radon at home is the largest source of exposure to ionizing radiation (followed by radiation such as CAT scans for medical diagnoses). Radon ranks second to cigarette smoking as a cause of lung cancer and accounts for more than 21,000 deaths per year from lung cancer. This number EXCEEDS the number of deaths from drunk driving and approximates the number of deaths from handguns.

It is important to note that, in addition to lung cancer, emerging evidence indicates that radon is also a cause of stroke and is a likely cause of asthma in children. This is important because cardiovascular disease, including stroke, is the largest cause of death in the US (and in North Dakota). Asthma is a life-long disease that usually begins in childhood. Thus, radon contributes to the two largest causes of death in the U.S. and in North Dakota and is a contributor to chronic lung disease in children.

These findings are especially important in our state because North Dakota has one of the highest levels of residential radon in the U.S. For example, the average radon level in homes in Grand Forks, ND, home to the state's medical school, is 11.7 picocuries per liter. This is more than 9 times the average radon level in homes in the U.S. (1.3 pCi/L). It is also nearly 3 times the level at which the Environmental Protection Agency recommends remediation of homes (4 pCi/L).

Radon is a problem in the entire state of North Dakota, not merely in Grand Forks. The average radon level in the state overall is approximately 8 pCi/L. A significant percentage of homes in North Dakota have radon values of 20 pCi/L. There are some homes with levels in the hundreds. To put this into better perspective, to convert pCi/L radon into the carcinogenic equivalent of cigarettes, multiply radon in pCi/L by 2. Thus, a home with 20 pCi/L is the equivalent of 40 cigarettes (2 packs) per day. In this regard, I note that the carcinogenicity of cigarette smoke is greatly amplified in the presence of radon such that smokers exposed to high radon levels increase their risk of lung cancer ten times.

The only way to determine whether any individual home has a high radon level is to test it.

As noted, radon is a proven carcinogen in humans and is recognized as such by the World Health Organization, the International Association for Research on Cancer, the EPA and other national and international organizations. Recognizing this health threat, at least 40 states in the U.S. have regulations requiring the testing and disclosure of radon levels at the time of home sales.

It is indeed ironic that North Dakota, a state with one of the highest radon levels, has no requirements in statute to help mitigate harms that may be caused by radon. This is a significant disservice to prospective home buyers and to their families.

I note that Senate Bill No 2204 in no way precludes the sale of a pending home that is found to have high radon. It merely requires the seller to disclose knowledge of radon, if s/he has it, and to disclose that radon in sufficient quantities can pose a health risk. This alone is important information because, since radon gas is invisible, odorless and colorless and many individuals have never even heard of radon. The subject is generally not taught in public schools and our research with family physicians in North Dakota indicates that few physicians mention radon to patients.

Sadly, many individuals learn about radon only when they or a loved one is diagnosed with lung cancer. Thus, at a minimum, this legislation provides a much-needed reminder to home buyers to be aware of radon's risk to their health. Ideally, by stimulating testing and remediation, it could save lives from cancer and stroke.

Thank you. I'd be happy to answer any questions.



Senate Industry and Business Committee

SB 2204

January 22, 2025

Chairman Barta, Vice Chairman Boehm and Committee Members, I am Courtney Koebele, the Executive Director of the North Dakota Medical Association. The North Dakota Medical Association is the professional membership organization for North Dakota physicians, residents, and medical students. NDMA supports SB 2204.

This issue was brought to NDMA's attention by its current president, Stephanie Dahl. She will give her story today. Because of her advocacy, NDMA adopted a policy statement in 2023:

NDMA should work with other healthcare leaders in North Dakota, including the ND Department of Health and Human Services, to raise radon awareness in the community through its communications and advocacy. Further, NDMA should work with other stakeholders to submit a bill for the 2025 session requiring residential property sellers and landlords to disclose knowledge of radon testing and mitigation in their properties and provide information to buyers and tenants about the dangers of radon and the importance of testing.

According to the EPA, radon is the number one cause of lung cancer among non-smokers, and still many people are not aware of what radon gas is. This bill is the start to help increase public awareness.

The North Dakota Real Estate Commission disclosure form mentions radon but merely asks if the house has been tested for radon. Radon is not included in the statute. SB 2204 includes radon in the statute and notifies home buyers that radon is a radioactive gas that may present health risks if exposed to high levels over time. It also notifies buyers that high levels of radon have been found in North Dakota residential and commercial real property.

We urge a DO PASS on SB 2204. Thank you for the opportunity to testify today. I would be happy to answer any questions.



Seller's Property Disclosure
North Dakota Real Estate Commission
 SFN 62358 (01/2025)

1120 College Dr Ste 204
 Bismarck ND 58501
 Phone: (701) 328-9749
 Email: ndrec@nd.gov
 Website: realestatend.org

North Dakota law requires a written property disclosure for the sale, exchange, or purchase of real property if:

The real property is a residential dwelling with no more than 4 units located in North Dakota being sold or exchanged by the owner.

Except as otherwise provided in an offer to purchase agreement, before the parties sign the final agreement for the sale, exchange, or purchase of real property, the seller shall make a written disclosure to the prospective buyer.

The written disclosure must include all material facts the seller is aware could adversely and significantly affect an ordinary buyer's use and enjoyment of the property or any intended use of the property of which the seller is aware.

If any party to the transaction is represented by a real estate salesperson or broker, the disclosure must use this written disclosure form or substantially similar form and must include latent defects, general condition, environmental issues, structural systems, and mechanical issues regarding the property. If the parties are not represented by real estate salesperson or broker, the seller may use this form.

This law does not apply to transactions for the sale, exchange, or purchase of real property made: (1) pursuant to a court order; (2) between government agencies; (3) by a mortgagor in default for a mortgagee; (4) pursuant to a foreclosure sale; (5) by a mortgagee or a beneficiary of a deed of trust acquired the real property by a foreclosure, deed in lieu of foreclosure, or collateral assignment of beneficial interest; (6) by a fiduciary administering a decedent's estate, guardianship, conservatorship, or trust; (7) between co-owners of the real property; (8) to a spouse, child, parent, sibling, grandchild, or grandparent; or (9) if the real property is newly constructed residential real property with no previous occupancy.

This form is designed to guide you, the seller, in making the legally required disclosures and to assist you to avoid inadvertent nondisclosures of material facts as required by statute. You must disclose all material facts that are required by law, even if not specifically asked in this form. Additional space for disclosure is provided on the last page of this form, and you may attach any additional information as necessary.

Refer to *North Dakota Century Code 47-10-02.1* for more detail on requirements of the statute.

Name(s) of seller(s)		Date	
Address of property being sold	City	State	ZIP Code
How long have you owned the property?	How long have you occupied the property?	Dates of occupancy	
Number of years: Number of months:			

Initials of seller _____

Initials of buyer _____

UNK=unknown

A. Structure		YES	NO	UNK
1	What is the age of the structure? _____ # of years _____ # of months			
2	Has the structure been altered? (for example, additions, altered roof lines, changes to load-bearing walls)			
	If "Yes," please specify what was done, when and by whom.			
3	During your ownership, has there been work on the property which required building permits?			
	If "Yes," was a permit obtained?			
4	Has the property been damaged by fire, smoke, wind, floods, hail, snow, frozen pipes, or broken water line?			
	If "Yes," explain:			
5	Does the roof leak or has it leaked in the past?			
	If "Yes," explain:			
6	Has there been any damage from condensation or ice buildup?			
	If "Yes," explain:			
7	Is there any dry rot in the structure?			
	If "Yes," explain:			
8	Has the siding been damaged?			
	If "Yes," explain:			
9	Has the flooring or floors been damaged?			
	If "Yes," explain:			
10	Has there been damage to windows?			
	If "Yes," explain:			
11	Has there been damage to doors?			
	If "Yes," explain:			
12	Are the rain gutters and downspouts functional?			
	If " <u>No</u> ," explain:			

Initials of seller _____

Initials of buyer _____

UNK=unknown

A. Structure, <i>continued</i>		YES	NO	UNK
13	Has there been damage to the roof or shingles?			
	If "Yes," explain:			
14	Have you been paid for damage claims by insurance coverage?			
	If "Yes," explain:			
15	Has there been any water damage to the structure?			
	If "Yes," explain:			
16	Are there cracks in the floor or walls of the basement?			
	If "Yes," explain:			
17	Is a drain or sump pump installed and working properly?			
	If "No," explain:			
18	Are there cracks in the driveway, garage floor, sidewalks, patio, or other outside hard surface areas?			
	If "Yes," explain:			
19	Are there additional property conditions that have not been described above (for example, uneven floors, material cracks or settling, shifting, deterioration, or other problems with the foundation, floors, or walls)?			
	If "Yes," explain:			
20	Has there been any other damage to the interior or exterior of the structure from any cause?			
	If "Yes," explain:			

B. Water and Sewer	
1	<div> What is the source of household water? <input type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> Rural </div> <div> What is the type of sewer system? <input type="checkbox"/> City <input type="checkbox"/> Septic tank with drain field </div>
2	<div> Is the sewer system in working order? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown </div> <div> If "No," explain: </div>

Initials of seller_____

Initials of buyer_____

UNK=unknown

B. Water and Sewer, <i>continued</i>		YES	NO	UNK
3	Have you had problems such as back up, leakage, or other problems with sewer or septic systems?			
	If "Yes," explain:			
4	Have there been any plumbing leaks?			
	If "Yes," explain:			
5	Are the toilets functioning properly?			
	If "No," explain:			
6	Have you had clogged drains?			
	If "Yes," explain:			
7	Is there a water well/s on the property?			
8	Are there any shut off, disconnected, or abandoned wells, underground water, or sewer tanks on the property?			

UNK=unknown

C. Electrical and Mechanical		YES	NO	UNK
1	Are there any electrical outlets, switches, utilities not in proper working order?			
	If "Yes," explain:			
2	Have you had any problems with the electrical system?			
	If "Yes," explain:			
3	Have you had any problem with the heating system?			
	If "Yes," explain:			
4	Have you had any problem with the water heater?			
	If "Yes," explain:			
5	Have you had any problem with the air conditioning?			
	If "Yes," explain:			
6	Have you had any problem with the fireplace? (Mark NA in "NO" if the property does not include a fireplace.)			
	If "Yes," explain:			

Initials of seller_____

Initials of buyer_____

UNK=unknown				
D. Environmental Conditions		YES	NO	UNK
1	Are there underground storage tanks?			
2	Are there asbestos-containing materials in the property?			
	If "Yes," explain:			
3	Are there any lead hazards (such as lead paint, lead pipes, lead in soil)?			
	If "Yes," attach all available records and reports about lead-based hazards.			
4	Has the property been tested for radon?			
	If "Yes," when and what were the results?			
5	Are there or have there been any rodent, animal, or insect infestations?			
	If "Yes," explain:			
6	Are there or have there been pets on the property?			
	If "Yes," explain:			
7	Are there drainage or flood issues?			
	If "Yes," explain:			
8	Has there been flooding on the property?			
	If "Yes," explain:			
9	Is the property in a flood zone?			
	If "Yes," explain:			
10	Are you aware of any manufacture, storage, or use of methamphetamines on the property?			
	If "Yes," explain:			
11	Is there visible evidence, or are you aware of mold growth in basement, closets, bathrooms, or any other areas of the property?			
	If "Yes," explain:			

Initials of seller_____

Initials of buyer_____

UNK=unknown

E. Land Use		YES	NO	UNK
1	Is the property subject to any deed restrictions, covenants, or reservations?			
	If "Yes," explain:			
2	Is the property subject to any easements, shared driveways, party walls, or encroachments from or on adjacent property?			
	If "Yes," explain:			
3	Are there any existing leases?			
	If "Yes," explain:			
4	Is there a homeowners' association that has authority over the property?			
	If "Yes," explain:			

This form continues on the next 2 pages.

Initials of seller_____

Initials of buyer_____

F. Systems and Appliances

Mark "Yes" if listed item is in working order, "No" if it does not work, and "NA" if not applicable. * Use the space at the end of the list to provide explanations for any items that do not work, and to provide any other comments.

		In working order:					In working order:		
		YES	NO*	NA			YES	NO*	NA
1	Air conditioner				26	Landscape lighting			
2	Air exchanger				27	Lawn sprinkler system			
3	Attic fan				28	Microwave oven			
4	Bathroom vent fans				29	Oven			
5	Built-in vacuum system				30	Plumbing systems			
6	Carbon monoxide detectors				31	Plumbing fixtures & mechanisms			
7	Ceiling fans				32	Pool			
8	Clothes washer				33	Range			
9	Clothes dryer				34	Range exhaust hood			
10	Central heating system				35	Refrigerator			
11	Dehumidifier				36	Satellite dish			
12	Dishwasher				37	Sauna			
13	Doorbell				38	Security system			
14	Drain tile system				39	Septic tank			
15	Electrical systems				40	Smoke detectors			
16	Fireplace				41	Steam room/shower			
17	Freezer				42	Sump pump			
18	Gas grill				43	Television cable			
19	Garbage disposal				44	Trash compactor			
20	Garage door opener				45	Washer & dryer hookups			
21	Heating stove				46	Water heater			
22	Hot tub				47	Water treatment systems			
23	Humidifier				48	Window air conditioners			
24	Internet cable				49	Window treatments			
25	In-wall speakers				50	Other			

* Use the space below to explain or comment on items on the list directly above. Identify listed items by number as well as by item name.

Initials of seller_____

Initials of buyer_____

ADDITIONAL DISCLOSURES:

This space is provided for any additional disclosures not included above and for further explanation. Attach additional pages and documents as necessary.

As the seller you are required to disclose all material facts of which you are aware that could adversely and significantly affect an ordinary buyer's use and enjoyment of the property or any intended use of the property you are aware.

This written disclosure must include latent defects, general condition, environmental issues, structural systems, and mechanical issues regarding the property. ***You must make the written disclosure in good faith and based upon the best of your knowledge at the time of the disclosure.***

ACKNOWLEDGEMENTS:

The Seller acknowledges that this disclosure was made in good faith and based upon the best of the Seller's knowledge at the date listed below.

Seller	Date
Seller	Date

The Buyer/Prospective Buyer acknowledges receipt of this Property Condition Statement. The Buyer acknowledges that Buyer has been advised to verify the information listed in this statement independently. THE BUYER ACKNOWLEDGES AND UNDERSTANDS THAT THIS DOCUMENT IS NOT INTENDED TO BE A WARRANTY OF ANY KIND OR A SUBSTITUTE FOR ANY INSPECTION OF THE PROPERTY THE BUYER MAY WISH TO OBTAIN.

Buyer	Date
Buyer	Date

Brokerage firm(s) that represent(s) or assist(s) a party/parties to the transaction shall retain a copy of the written disclosure completed and signed by the seller and signed by the prospective buyer.

Initials of seller_____

Initials of buyer_____



North Dakota Senate

STATE CAPITOL
600 EAST BOULEVARD
BISMARCK, ND 58505-0360



Senator Jeff Barta

District 43
815 South 21st Street
Grand Forks, ND 58201-4135
C: 701-741-5906
jbarta@ndlegis.gov

COMMITTEES:
Industry and Business
State and Local Government

January 22, 2025

Vice-chair Boehm and members of the Senate Industry & Business Committee, my name is Jeff Barta and I am the Senator from District 43, representing the west-central portion of Grand Forks. I stand before you to introduce SB2204, a bill relating to the required disclosure of radon hazards by a seller. Similar bills have been introduced in previous legislative sessions but have failed to pass in both chambers. This is not a mandate to perform testing or to perform any mitigation. The purpose of the bill is twofold; to disclose known findings and to educate buyers of residential property that radon has been found in North Dakota homes and that exposure to radon may produce health risks.

A constituent, who just happens to be an oncologist, first approached me about a potential bill shortly after the last legislative session. He shared with me the prevalence of radon in North Dakota, especially in the Red River Valley. The UND School of Medicine & Health Sciences has established a program called Radon Outreach and Research or ROAR, with a goal "to improve health through informing the public of radon risks, providing access to radon detection resources, and conducting innovative radon research." They have an excellent webpage with a great deal of information that I encourage you to view, as well as to share with friends and family. The following link will take you to their page [Radon Outreach And Research \(ROAR\) | University of North Dakota](https://und.edu/research/soar.html) or you may type <https://und.edu/research/soar.html> into your browser to navigate to the page.

The people to follow me will provide greater details on radon, its prevalence and the health risks associated with exposure to radon.

That concludes my testimony, and I will stand for any questions you may have. Thank you.



1622 East Interstate Avenue
Bismarck, North Dakota
58503-0512

701.223.9475
www.ndmed.org

Senate Industry and Business Committee
SB 2204
January 22, 2025

Good afternoon,

Chairman Barta, Vice Chair Boehm, and Committee Members. My name is Stephanie Dahl. I am a physician and president of the North Dakota Medical Association. The North Dakota Medical Association is a professional membership organization for North Dakota physicians, residents, and medical students. NDMA supports SB 2204.

I am board-certified physician in both Reproductive Endocrinology & Infertility, and OB/Gyn, and I earned my medical degree from the UND School of Medicine & Health Sciences. As the NDMA president, it is one of my goals to increase awareness of health harms caused by elevated radon in homes.

Radon is a colorless, odorless, radioactive gas that seeps into homes and buildings and causes serious health problems. The EPA lists North Dakota as Zone 1, meaning it has the highest risk level for elevated radon. In fact, North Dakota has some of the highest radon levels in the nation. Despite its severity, many people aren't aware of radon and its potential health implications.

Radon is the second leading cause of lung cancer deaths in the United States, and it kills more people than home fires, drowning, falls or drunk driving. Think of how many homes have smoke detectors, but few have radon detectors. Radon is the most common cause of lung cancer in people who have never smoked, and the rate of lung cancer is increasing, particularly in younger women who have never smoked.

Most people are stunned by these statistics. Radon awareness and the harm it causes is lacking among North Dakotans. Through personal experience, I am deeply committed to helping increase awareness about the harm caused by radon.

About two years ago – through a routine x-ray – a 13-millimeter lung nodule presented itself on the x-ray. My physician did not take the results lightly and expressed concerns about lung cancer. He asked if my home had been tested for radon. Our home was tested for radon in 2016, and our levels were high, so we installed a mitigation system.

A further consultation with a thoracic surgeon said my risk of lung cancer hovered at 85 percent when considering the size of the lung nodule. I was speechless. I never smoked in my life, so lung cancer wasn't something I worried about. I never even thought about the risks of radon.

My mind began to race since I spent hundreds of hours downstairs on a treadmill training for a marathon. Even more importantly, I was concerned about my family's health since my children spent considerable time in the lower level of our home where radon levels were the highest.

I ultimately required a lung resection to remove the nodule, but thankfully the pathology results showed the cells were not cancerous. However, the scare served as a wake-up call. A follow-up

home radon test showed that our home was within the safe level, but our lake home where we spent many summer weekends was elevated, even though a passive mitigation system had been installed when the house was built. So, we installed an active mitigation system there.

As I shared my experience with family members, friends, and neighbors, I learned that many had never tested their homes for radon and was shocked by the number of people who had never heard of radon, especially because ND has the second highest levels of radon in the country.

The association between radon and lung cancer is clear. Radon is the most common cause of lung cancer after smoking, and the rates of lung cancer in young women who have never smoked is rising. Women in their 30s in 40s who have never smoked are developing radon-associated lung cancer. A radon level of 20, which is common in ND, is the equivalent of smoking two packs of cigarettes per day. There are houses in ND that have documented levels of 200, which would be the equivalent of smoking 20 packs per day. Studies have also linked radon exposure to other serious health conditions including strokes, Alzheimer's disease, asthma, complications during pregnancy such as preeclampsia and gestational diabetes, and male factor infertility.

We need to educate all North Dakotans about the risks of radon and the importance of testing their homes and installing mitigation if their levels are high, especially people who are exercising in their basements and families who have children sleeping in basements. So, if you have not had your basement tested, please do. And encourage your friends and family members to have their basements tested. Radon detectors are cheap, and the costs of radon mitigation can be covered by some health savings accounts.

North Dakota is one of the few states that has no laws regarding radon testing or disclosure. So, on behalf of NDMA, I urge a DO PASS on SB 2204. Thank you for the opportunity to testify today. I would be happy to answer any questions.

Respectfully submitted,

Stephanie Dahl, MD FACOG
President, North Dakota Medical Association

This Radon Public Service Announcement provides more information:

https://youtu.be/ITc0hQ0XKQM?si=sR78eI-BE_V8qBe3

2025 SENATE STANDING COMMITTEE MINUTES

Industry and Business Committee Fort Union Room, State Capitol

SB 2204
1/27/2025

A bill relating to the required disclosure of radon hazards by a seller.
--

10:22 a.m. Chairman Barta opened the hearing on SB 2204.

Members present: Chairman Barta, Vice-Chair Boehm, Senator Klein, Senator Kessel, Senator Enget

Discussion Topics:

- Additional record disclosure language
- Committee Action
- Commercial references omission

10:28 a.m. Senator Klein moved to adopt amendment LC#25.0456.01001.

10:28 a.m. Senator Kessel seconded the motion.

Senators	Vote
Senator Jeff Barta	Y
Senator Keith Boehm	Y
Senator Mark Enget	Y
Senator Greg Kessel	Y
Senator Jerry Klein	Y

Motion passed 5-0-0.

10:29 a.m. Senator Klein moved a Do Pass As Amended.

10:29 a.m. Senator Enget seconded the motion.

Senators	Vote
Senator Jeff Barta	Y
Senator Keith Boehm	Y
Senator Mark Enget	Y
Senator Greg Kessel	Y
Senator Jerry Klein	Y

Motion passed 5-0-0.

Senator Barta will carry the bill.

10:30 a.m. Chairman Barta closed the hearing.

Audrey Oswald, Committee Clerk

January 27, 2025

Sixty-ninth
Legislative Assembly
of North Dakota

PROPOSED AMENDMENTS TO

SENATE BILL NO. 2204

Introduced by

Senators Barta, Boschee, Dever

Representatives Conmy, Schauer

- 1 A BILL for an Act to create and enact a new section to chapter 47-10 of the North Dakota
2 Century Code, relating to the required disclosure of radon hazards by a seller.

3 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

- 4 **SECTION 1.** A new section to chapter 47-10 of the North Dakota Century Code is created
5 and enacted as follows:

6 **Disclosure of prior radon test - Immunity from liability - Definitions.**

7 **1. As used in this section:**

- 8 a. "Buyer" means a person negotiating or offering to acquire real property for value
9 or legal or equitable title, or the right to acquire legal or equitable title to
10 residential ~~or commercial~~ real property.
11 b. "Mitigation" means measures designed to permanently reduce indoor radon
12 concentrations.
13 c. "Seller" means a person that owns legal or equitable title to residential ~~or~~
14 ~~commercial~~ real property.
15 d. "Test" or "testing" means a measurement of indoor radon concentrations
16 according to the *National Radon Action Plan 2021-2025*, published by the
17 environmental protection agency.

- 18 **2. Before executing an agreement to sell or transfer residential ~~or commercial~~ real**
19 **property, except as otherwise provided in an offer to execute a purchase agreement, a**
20 **seller shall disclose in writing to the buyer any knowledge the seller has of radon**

concentrations in the property. The seller or seller's agent shall provide the following disclosure statement to the buyer, and the buyer shall acknowledge its receipt by signing a copy of the disclosure statement:

RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL GUIDELINES HAVE BEEN FOUND IN BUILDINGS ON RESIDENTIAL-AND-COMMERCIAL REAL PROPERTY IN NORTH DAKOTA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR LOCAL PUBLIC HEALTH UNIT OR THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY.

3. If the seller has knowledge the property previously has undergone testing for radon gas and radon progeny, the seller shall provide a copy of ~~the~~ test results reasonably available to or in the seller's possession and evidence of mitigation to the buyer before executing an agreement to sell or transfer the property. Any test result or evidence of mitigation furnished under this section does not constitute a promise, warranty, or representation by the seller or the seller's agent that the test results are accurate or the mitigation is effective.
4. This section does not create a contingency on the purchase of the property or any right to rescind a contract for purchase unless the contingency or right to rescind is an express term of the contract.
5. A seller or seller's agent complying with this section is not liable for any claim or action based on the presence of radon gas or radon progeny found in the residential-~~or commercial~~ real property subject to disclosure under this section.

**REPORT OF STANDING COMMITTEE
SB 2204**

Industry and Business Committee (Sen. Barta, Chairman) recommends **AMENDMENTS** ([25.0456.01001](#)) and when so amended, recommends **DO PASS** (5 YEAS, 0 NAYS, 0 ABSENT AND NOT VOTING). SB 2204 was placed on the Sixth order on the calendar. This bill does not affect workforce development.

2025 HOUSE INDUSTRY, BUSINESS AND LABOR

SB 2204

2025 HOUSE STANDING COMMITTEE MINUTES

Industry, Business and Labor Committee Room JW327C, State Capitol

SB 2204
3/31/2025

A BILL for an Act to create and enact a new section to chapter 47-10 of the North Dakota Century Code, relating to the required disclosure of radon hazards by a seller.

10:35 a. m. Chairman Warrey opened the meeting.

Members Present: Chairman Warrey, Vice Chairman Ostlie, Vice Chairman Johnson, Representatives T. Brown, Kasper, D. Ruby, Schatz, Schauer, Vollmer

Members Absent: Representatives Bahl, C. Brown, Finley-DeVille, Grindberg, Koppelman

Discussion Topics:

- Radon Outreach And Research (ROAR)
- Outreach, education, awareness
- EPA, Zone 1
- Lung disease deaths
- Testing and mitigation systems

10:35 a.m. Senator Jeff Barta, District 43, Grand Forks, ND, introduced, testified and submitted testimony #44437.

10:47 a.m. Courtney Koebele, Executive Director, North Dakota Medical Association, testified in favor and submitted testimony #44408.

10:50 a.m. Dr. Stephanie K. Dahl, President, North Dakota Medical Association, testified in favor and submitted testimony #44415.

11:07 a.m. Gary Schwartz, Professor and Chair, Department of Population Health, University of North Dakota School of Medicine, testified (online) and submitted testimony #44416.

11:18 a.m. Jill Beck, CEO, North Dakota Association of REALTORS, testified in favor and submitted testimony #44436.

11:26 a.m. Shane Goettle, Lobbyist, American Cancer Society - Cancer Action Network, testified in favor and submitted testimony #44429.

11:30 a.m. Representative D. Ruby moved Do Pass.

11:30 a.m. Representative Schatz seconded the motion.

Representatives	Vote
Representative Jonathan Warrey	Y

Representative Mitch Ostlie	Y
Representative Jorin Johnson	Y
Representative Landon Bahl	AB
Representative Collette Brown	AB
Representative Timothy Brown	Y
Representative Lisa Finley-DeVille	AB
Representative Karen Grindberg	AB
Representative Jim Kasper	Y
Representative Ben Koppelman	AB
Representative Dan Ruby	Y
Representative Mike Schatz	Y
Representative Austin Schauer	Y
Representative Daniel R. Vollmer	Y

Motion passed 9-0-5

11:39 a.m. Representative Schatz will carry the bill.

11:39 a.m. Chairman Warrey closed the meeting.

Diane Lillis, Committee Clerk

**REPORT OF STANDING COMMITTEE
ENGROSSED SB 2204 ([25.0456.02000](#))**

Industry, Business and Labor Committee (Rep. Warrey, Chairman) recommends **DO PASS** (9 YEAS, 0 NAYS, 5 ABSENT OR EXCUSED AND NOT VOTING). Engrossed SB 2204 was placed on the Fourteenth order on the calendar.



House Industry Business and Labor Committee

SB 2204

March 31, 2025

Chairman Warrey and Committee Members, I am Courtney Koebele, the Executive Director of the North Dakota Medical Association. The North Dakota Medical Association is the professional membership organization for North Dakota physicians, residents, and medical students. NDMA supports SB 2204.

This issue was brought to NDMA's attention by its current president, Stephanie Dahl. She will give her story today. Because of her advocacy, NDMA adopted a policy statement in 2023:

NDMA should work with other healthcare leaders in North Dakota, including the ND Department of Health and Human Services, to raise radon awareness in the community through its communications and advocacy. Further, NDMA should work with other stakeholders to submit a bill for the 2025 session requiring residential property sellers and landlords to disclose knowledge of radon testing and mitigation in their properties and provide information to buyers and tenants about the dangers of radon and the importance of testing.

According to the EPA, radon is the number one cause of lung cancer among non-smokers, and still many people are not aware of what radon gas is. This bill is the start to help increase public awareness.

The North Dakota Real Estate Commission disclosure form mentions radon but merely asks if the house has been tested for radon. Radon is not included in the statute. SB 2204 includes radon in the statute and notifies home buyers that radon is a radioactive gas that may present health risks if exposed to high levels over time. It also notifies buyers that high levels of radon have been found in North Dakota residential property.

We urge a DO PASS on SB 2204. Thank you for the opportunity to testify today. I would be happy to answer any questions.



1622 East Interstate Avenue
Bismarck, North Dakota
58503-0512

701.223.9475
www.ndmed.org

House Industry Business and Labor Committee

SB 2204

March 31, 2025

Good morning,

Chairman Warrey and Committee Members, my name is Stephanie Dahl. I am a physician and president of the North Dakota Medical Association. The North Dakota Medical Association is a professional membership organization for North Dakota physicians, residents, and medical students. NDMA supports SB 2204.

I am board-certified physician in both Reproductive Endocrinology & Infertility, and OB/Gyn, and I earned my medical degree from the UND School of Medicine & Health Sciences. As the NDMA president, it is one of my goals to increase awareness of health harms caused by elevated radon in homes.

Radon is a colorless, odorless, radioactive gas that seeps into homes and buildings and causes serious health problems. The EPA lists North Dakota as Zone 1, meaning it has the highest risk level for elevated radon. In fact, North Dakota has some of the highest radon levels in the nation. Despite its severity, many people aren't aware of radon and its potential health implications.

Radon is the second leading cause of lung cancer deaths in the United States, and it kills more people than home fires, drowning, falls or drunk driving. Think of how many homes have smoke detectors, but few have radon detectors. Radon is the most common cause of lung cancer in people who have never smoked, and the rate of lung cancer is increasing, particularly in younger women who have never smoked.

Most people are stunned by these statistics. Radon awareness and the harm it causes is lacking among North Dakotans. Through personal experience, I am deeply committed to helping increase awareness about the harm caused by radon.

About two years ago – through a routine x-ray – a 13-millimeter lung nodule presented on x-ray. My physician did not take the results lightly and expressed concerns about lung cancer. He asked if my home had been tested for radon. Our home was tested for radon in 2016, and our levels were high, so we installed a mitigation system at that time.

A further consultation with a thoracic surgeon said my risk of lung cancer was 85 percent. I was speechless. I never smoked in my life, so lung cancer wasn't something I worried about. I never even thought about the risks of radon.

My mind began to race since I spent hundreds of hours downstairs on a treadmill training for a marathon. Even more importantly, I was concerned about my family's health since my children spent considerable time in the lower level of our home where radon levels were the highest.

I ultimately required a lung resection to remove the nodule, but thankfully the pathology results showed the cells were not cancerous. However, the scare served as a wake-up call. A follow-up

home radon test showed that our home was within the safe level, but our lake home where we spent many summer weekends was elevated, even though a passive mitigation system had been installed when the house was built. So, we installed an active mitigation system there.

As I shared my experience with family members, friends, and neighbors, I learned that many had never tested their homes for radon and was shocked by the number of people who had never heard of radon, especially because ND has the second highest levels of radon in the country.

The association between radon and lung cancer is clear. Radon is the most common cause of lung cancer after smoking, and the rates of lung cancer in young women who have never smoked is rising. Women in their 30s in 40s who have never smoked are developing radon-associated lung cancer. A radon level of 20, which is common in ND, is the equivalent of smoking two packs of cigarettes per day. There are houses in ND that have documented levels of 200, which would be the equivalent of smoking 20 packs per day. Studies have also linked radon exposure to other serious health conditions including strokes, Alzheimer's disease, asthma, complications during pregnancy such as preeclampsia and gestational diabetes, and male factor infertility.

We need to educate all North Dakotans about the risks of radon and the importance of testing their homes and installing mitigation if their levels are high, especially people who are exercising in their basements and families who have children sleeping in basements. So, if you have not had your basement tested, please do. And encourage your friends and family members to have their basements tested. Radon detectors are cheap, and the costs of radon mitigation can be covered by some health savings accounts.

North Dakota is one of the few states that has no laws regarding radon testing or disclosure. So, on behalf of NDMA, I urge a DO PASS on SB 2204. Thank you for the opportunity to testify today. I would be happy to answer any questions.

Respectfully submitted,

Stephanie Dahl, MD FACOG
President, North Dakota Medical Association

This Radon Public Service Announcement provides more information:

https://youtu.be/ITc0hQ0XKQM?si=sR78eI-BE_V8qBe3

House Industry Business and Labor, date March 31, 2025, Chairman Jonathan Warrey

A Bill for an Act to create and enact a new section of chapter 47- 10 of the North Dakota Century Code, relating to the required disclosure of radon hazards by a seller.

FROM: Gary G Schwartz, PhD, MPH, PhD, University of North Dakota School of Medicine & Health Sciences

Chairman Warrey and Committee Members, I am writing to provide testimony in support of the pending bill that addresses the need to increase home buyers' awareness of harms that may be caused by elevated radon levels.

My name is Gary Schwartz. I am a Professor and Chair of the Department of Population Health at the University of North Dakota School of Medicine & Health Sciences. I hold a PhD in Neuroscience, a Master's in Public Health, and a second PhD, in Epidemiology. I have been active in radon research in North Dakota for the past 10 years. My research has been funded by the Prevent Cancer Foundation, the National Center for Healthy Homes, the Department of Housing and Urban Development, and the National Institutes of Health. Our publications on radon can be accessed, free of charge, by "googling" the words "radon" and "ROAR" (for Radon Outreach and Research.).

For a brief background, radon gas is a form of ionizing (i.e., cancer-causing) radiation that results from the natural decay of radioactive elements, such as uranium, that are present in rocks and soil. For most individuals, exposure to radon at home is their largest source of exposure to ionizing radiation (followed by radiation for medical purposes, such as CAT scans). Radon ranks second to cigarette smoking as a cause of lung cancer and accounts for more than 21,000 deaths per year from lung cancer. This number EXCEEDS the number of deaths from better known hazards such as drunk driving and approximates the number of homicides from handguns.

It is important to note that, in addition to lung cancer, recent evidence indicates that radon is also a cause of stroke and is a likely cause of asthma in children. This is important because cardiovascular disease, including stroke, is the largest cause of death in the US (and North Dakota). Asthma is a life-long disease that usually begins in childhood. Thus, radon contributes to the two largest causes of death in North Dakota and is a contributor to chronic lung disease in children.

These findings are especially important in our state because North Dakota has one of the highest levels of residential radon in the U.S. For example, the average radon level in homes in Grand Forks, ND, home to the state's medical school, is 11.7 picocuries per liter. This is more

than 9 times the average radon level in homes in the U.S. (1.3 pCi/L). It is also nearly 3 times the level at which the Environmental Protection Agency recommends remediation of homes (4 pCi/L). **I stress that radon is a problem in every county in North Dakota.** The average radon level in the state overall is approximately 8 pCi/L, twice the level recommended by the EPA. A significant percentage of homes in North Dakota have radon values of 20 pCi/L or greater. There are homes with levels in the hundreds of picocuries/L. To put this into perspective, to convert pCi/L radon into the carcinogenic equivalent of cigarettes, multiply radon in pCi/L by 2. Thus, a home with 20 pCi/L is the equivalent of 40 cigarettes (2 packs) per day. In this regard, I note that the carcinogenicity of cigarette smoke is greatly amplified in the presence of radon; smokers exposed to high radon levels increase their risk of lung cancer ten times.

The only way to determine whether any individual home has a high radon level is to test it. As noted, radon is a proven human carcinogen recognized by the World Health Organization, the International Association for Research on Cancer, the EPA and other national and international organizations. Consequently, least 40 U.S. states have regulations requiring the testing and disclosure of radon levels at the time of home sales. It is ironic that North Dakota, a state with one of the highest radon levels, has no requirements in statute to help mitigate harms that may be caused by radon. This is a significant disservice to prospective home buyers and to their families.

I note this bill in no way precludes the sale of a pending home that is found to have high radon. It merely requires the seller to disclose knowledge of radon, if s/he has it, and to disclose that radon in sufficient quantities can pose a health risk. This simple disclosure is important because radon gas is invisible, odorless and colorless and many individuals have never heard of it. The subject is generally not taught in public schools and our research with family physicians in North Dakota indicates that most physicians never mention radon to patients. Sadly, many individuals learn about radon only when they or a loved one is diagnosed with lung cancer. Thus, at a minimum, this legislation provides a much-needed reminder to home buyers to be aware of radon's risk to their health. Ideally, by stimulating testing and remediation, it could save lives from cancer and stroke.

Thank you.

I'd be happy to answer any questions.

Testimony in Support of Senate Bill 2204**House Industry, Business and Labor Committee****Chairman Jonathan Warrey – March 31, 2025****By Shane Goettle on behalf of the American Cancer Society Cancer Action Network (ACS CAN)**

Chairman Warrey and members of the committee, good morning. My name is Shane Goettle, and I am here representing the American Cancer Society Cancer Action Network (ACS CAN), the nonprofit, nonpartisan advocacy affiliate of the American Cancer Society in strong support of Senate Bill 2204.

This legislation represents a commonsense, cancer-prevention policy for the state of North Dakota. SB 2204 requires that, before executing an agreement to sell or transfer residential real property, sellers must disclose in writing any knowledge they have of radon concentrations in the property. If the property has undergone radon testing or mitigation, the seller must also provide copies of the test results and any available evidence of mitigation. These disclosures are to be accompanied by a standardized radon warning, required by the bill, which reads in part:

“Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time... Additional information regarding radon and radon testing may be obtained from your local public health unit or the state department of environmental quality.”

Radon is more than just a naturally occurring gas—it is a known carcinogen. According to both the U.S. Environmental Protection Agency and the National Cancer Institute, radon is the second leading cause of lung cancer in the United States, responsible for an estimated 15,000 to 22,000 deaths annually, with more than 10% occurring in non-smokers.

When radon seeps into homes through foundations and accumulates in enclosed spaces—like basements—it exposes residents to radioactive particles that damage lung tissue and increase mutation rates in DNA, raising the risk of cancer over time.

North Dakota’s geology and cold climate make indoor radon a particularly relevant concern. According to federal radon maps, large portions of our state fall into high potential zones for elevated radon levels. The EPA estimates that 1 in 15 homes nationwide has radon concentrations above the action level. In North Dakota, it may be even more common.

SB 2204 is not about creating burdens—it’s about creating awareness. The bill does not require sellers to test for radon, and it does not create a contingency or a right to rescind a purchase agreement unless those terms are expressly written into the contract. It also provides that radon disclosures and test results are not warranties or promises of accuracy, and that sellers who comply with the bill are immune from liability related to radon presence.

ACS CAN’s national position is clear: we believe the public should be informed of known radon hazards, especially when making decisions about homes and buildings where people spend extended periods of time. We support policies that require disclosure and encourage public

awareness, without mandating specific testing or mitigation. In fact, more than 30 states and the District of Columbia already have statutes addressing radon. SB 2204 puts North Dakota on par with national best practices.

In practical terms, the bill empowers buyers to make informed decisions and take voluntary steps to protect their health. Testing is the only reliable way to detect radon, and mitigation systems can reduce levels by 50% or more, offering meaningful protection against long-term exposure risks.

In conclusion, SB 2204 is a balanced and important bill. It increases awareness, encourages prevention, and strengthens public health—especially cancer prevention—while preserving fairness in real estate transactions. On behalf of ACS CAN, I respectfully urge this committee to give the bill a “Do Pass” recommendation.

Thank you for your time and consideration.



North Dakota Association of REALTORS®

To advocate for the success of our members in partnership with our local Associations and the National Association of REALTORS®

March 31, 2025

Testimony in Support of SB 2204

Chairman Jonathan Warrey
Industry, Business and Labor Committee
North Dakota House of Representatives
600 East Boulevard Avenue
Bismarck, ND 58505

Chairman Warrey and Members of the House Industry, Business and Labor Committee, for the record my name is Jill Beck, and I am the CEO representing the North Dakota Association of REALTORS® (NDAR).

The North Dakota Association of REALTORS® membership is made up of more than 2,200 REALTORS® and more than 250 Business Partner members.

This will be short and brief as I believe there are several others to testify in support of 2204.

We were made aware of this bill prior to it being introduced and are in support as there were several areas of clarification we requested in the Senate, and they were passed. I am here to speak on the question of disclosure of radon in a property transfer. We currently have environmental concerns, of which radon is included, in our Seller's Property Disclosure Form which is a mandatory disclosure that needs to be completed to the best of the seller's knowledge. I have included page 7 of this form for your information. We will need to incorporate the disclosure statement that is in this bill into the above-mentioned form. Our disclosure form is only available to our members of the ND Association of REALTORS®, however, the ND Real Estate Commission, the state agency, also has a form for those real estate licensees who are not members of ours or are members of the public.

We recommend and ask for your full support with a **DO PASS** on Senate Bill 2204.

My contact info is below if you have any further questions.

Jill Beck, CEO
North Dakota Association of REALTORS®
Jill@ndrealtors.com
701-355-1010

*49

RADON DISCLOSURE (UNK = Unknown, NA = Not Applicable)

	YES	NO	UNK	NA
1 Has the Property been tested for radon? If Yes, attach the most current records and reports pertaining to radon concentrations, mitigation, or remediation. If Yes, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Has a radon mitigation system been installed? If Yes, include the system description and documents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Have you been informed of any radon gas concentrations in the Property? If Yes, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

50 FLOOD DISCLOSURE – INCLUDING OVERLAND AND RIVER FLOODING

51 This is intended to provide information to prospective Buyer(s) concerning high water elevation flood events
52 including overland and river flooding that may impact the Property.

53 **Note:** Whether or not Seller(s) currently carries flood insurance, it may be required in the future. Flood
54 insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums
55 previously charged for flood insurance for the Property. As a result, Buyer(s) should not rely on the premiums
56 paid for flood insurance on this Property previously as an indication of the premiums that will apply after
57 Buyer(s) completes their purchase.

	YES	NO	UNK	NA
1 Is the Property in a designated 100-year floodplain? If Yes, see FLOOD DISCLOSURE.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Has the Property been impacted by high water elevation flood events including overland and river flooding? If Yes, see FLOOD DISCLOSURE.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Do you carry flood insurance? If Yes, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Is the flood insurance transferrable? If Yes, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

58 PROPERTY TAX/SPECIALS DISCLOSURE

59 Check appropriate box:

60 ☐ Yes ☐ No Is there an exclusion from market value for home improvements on this Property. Any valuation
61 exclusion shall terminate upon sale of the Property, and the Property's estimated market value for property
62 tax purposes shall increase. If a valuation exclusion exists, Buyer(s) is encouraged to look into the resulting
63 tax consequences.

64 ☐ Yes ☐ No Is the Property subject to any preferential property tax status or any other credits affecting
65 the Property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)?
66 If Yes, Explain:

67 _____
68 _____

69 If Yes, would these terminate upon the sale of the Property? ☐ Yes ☐ No If Yes, Explain:

70 _____
71 _____

Buyer(s) Initials _____

Seller(s) Initials _____



North Dakota Senate

STATE CAPITOL
600 EAST BOULEVARD
BISMARCK, ND 58505-0360



Senator Jeff Barta

District 43
815 South 21st Street
Grand Forks, ND 58201-4135
C: 701-741-5906
jbarta@ndlegis.gov

COMMITTEES:
Industry and Business
State and Local Government

March 31, 2025

Chairman Warrey, Vice-chairs Ostlie & Johnson, and members of the House Industry, Business & Labor Committee, my name is Jeff Barta, and I am the Senator from District 43, representing the west-central portion of Grand Forks. I stand before you to introduce SB2204, a bill relating to the required disclosure of radon hazards by a seller. Similar bills have been introduced in previous legislative sessions but have failed to pass in both chambers. This is not a mandate to perform testing or to perform any mitigation. The purpose of the bill is twofold; to disclose known findings and to educate buyers of residential property that radon has been found in North Dakota homes and that exposure to radon may produce health risks.

A constituent, who just happens to be an oncologist, first approached me about a potential bill shortly after the last legislative session. He shared with me the prevalence of radon in North Dakota, especially in the Red River Valley. Radon is second behind cigarette smoking as a cause of lung cancer and accounts for more than 21,000 deaths per year from lung cancer. The UND School of Medicine & Health Sciences has established a program called Radon Outreach and Research or ROAR, with a goal "to improve health through informing the public of radon risks, providing access to radon detection resources, and conducting innovative radon research." They have an excellent webpage with a great deal of information that I encourage you to view, as well as to share with friends and family. The following link will take you to their page [Radon Outreach And Research \(ROAR\) | University of North Dakota](https://und.edu/research/soar.html) or you may type <https://und.edu/research/soar.html> into your browser to navigate to the page. The people to follow me are the experts and will provide much greater details on radon, its prevalence and the health risks associated with exposure to radon.

I would like to add that the proponents of this bill have worked hard to gain consensus on this bill through conversations with the realtors. The language of the bill was produced with their input to ensure that their concerns were addressed. As a result, they have been neutral on the bill. SB2204 passed unanimously in the Senate, and I ask you show that same level of support here on the House side.

That concludes my testimony, and I will stand for any questions you may have. Thank you.