



CONNECTICUT REALTORS®

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## Statement on

### **S.B. 1040 (Raised): AN ACT CONCERNING THE DEPARTMENT OF PUBLIC HEALTH'S RECOMMENDATIONS REGARDING REPORTING OF RADON TEST RESULTS.**

### **OPPOSED**

Submitted to the Public Health Committee

March 18, 2015

By Gene Fercodini  
Connecticut REALTORS®

Senator Gerratana, Representative Ritter, ranking members Markley and Srinivasan and members of the committee. My name is Gene Fercodini and I am a REALTOR® and past President of the Connecticut REALTORS®. I am speaking on behalf of over 15,600 members of the Connecticut REALTORS® in opposition to ***SB 1040, AN ACT CONCERNING THE DEPARTMENT OF PUBLIC HEALTH'S RECOMMENDATIONS REGARDING REPORTING OF RADON TEST RESULTS.***

The Association has an objection to this proposal. The bill requires reporting monthly radon reports to the Commissioner of Public Health by companies that provide radon testing. Connecticut REALTORS® are in favor of safe homes for the citizens of Connecticut, but we do not understand the rationale for this proposal. The bill requests a collection of data, to be deposited with the Department of Public Health, but it does not specify the use of this data.

We are concerned that believe this legislation would stigmatize properties as having high radon counts when radon mitigation can be easily provided. This action could result in a property not being as marketable due to its inclusion on said report. Connecticut REALTORS® would like to see efforts to promote testing and remediation, not provide disincentives.. Fewer home owners and buyers may do testing if they fear the test will somehow (characterize their home at having high radon counts) stigmatize their property. It is unlikely DEEP could keep any results confidential. It's very likely the

state would be required to provide testing results to anyone who wants them, for whatever purpose, because of public access laws.

This proposal would likely add a large burden of administrative costs onto both testing companies and the regulatory body. These costs would in turn be passed onto the home buying consumers and Connecticut taxpayers. There are always costs incurred with any administrative requirement. Costs to buy a home are already extremely high. Adding another layer of costs to testing will drive those costs up. In addition, someone will need to maintain the information at the state level, which is likely another taxpayer cost. The state has a budget problem and should not incur costs by taxpayers and home owners because of interest in what owners may be doing with their homes, that they privately pay for with either testing or mitigation.

To conclude, Connecticut REALTORS® oppose **SB 1040** as we believe it to be an excessive reporting requirement that does not add to the protection of the home buyer and will unnecessarily increase costs to all involved. Thus stalling the recovery of Connecticut's economy.

Thank you for your attention to this important matter. I will try to answer any questions you may have.