



CONNECTICUT REALTORS®

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Statement on

HB 7088, AN ACT CONCERNING THE DEPARTMENT OF PUBLIC HEALTH'S RECOMMENDATIONS REGARDING REPORTING OF RADON TEST RESULTS.

OPPOSED

Submitted to the Public Health Committee
March 20, 2017

By
Connecticut REALTORS®

Good morning Senator Gerratana, Representative Steinberg, Senator Somers and Representative Srinivasan and members of the committee, My name is Gene Fercodini and I am a REALTOR® and the past President of the Connecticut REALTORS®. I am speaking on behalf of the members of the Association in **opposition** to **HB 7088, AN ACT CONCERNING THE DEPARTMENT OF PUBLIC HEALTH'S RECOMMENDATIONS REGARDING REPORTING OF RADON TEST RESULTS**. Our organization represents over 16,000 members involved in all aspects of real estate in Connecticut.

The Connecticut REALTORS® has an objection to this proposal. The bill requires reporting on a monthly basis radon reports to the Commissioner of Public Health by companies that provide for radon testing. The 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 for this data.

The Connecticut REALTORS® believe this legislation would stigmatize properties as having a high radon count. This action could result in a property not being as marketable due to its inclusion on said report. The Association would like to see efforts to promote testing and remediation. Fewer home owners and buyers may do testing if they fear the test will somehow stigmatize their property. It is unlikely DEEP could keep any

results confidential. Because of public access laws, it's very likely the state would be required to provide testing results to anyone who requests them.

The Connecticut REALTORS® also believes this proposal would 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. Connecticut 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® opposes **HB 7088** 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.

Thank you for your attention to this important matter.