

BILL 26-22

REQUIRES RADON TESTING IN MULTI-FAMILY
AND SINGLE-FAMILY RENTAL HOUSING

WHAT IS THE NEW LAW?

Montgomery County, Maryland

The bill requires radon air testing prior to occupancy and that educational information on radon, testing and mitigation be provided to all tenants. This legislation expands the coverage of Bill 31-15 enacted in 2015.

Requires testing of basement and ground-level multifamily and single-family rental housing and disclosure/mitigation of radon hazards that are at or above Environmental Protection Agency (EPA) recommended levels. If a high level of radon is detected, landlords must act to reduce it.

Landlords are responsible for re-testing after mitigation and must provide test results indicating levels have been reduced below EPA action levels.

COMPLETE BILL DETAILS

Effective on July 1, 2023

[OPEN HERE](#)

WHAT IS RADON?

Radon may cause lung cancer. It is a naturally occurring radioactive gas found in soil and rocks. Radon can enter homes and buildings from the ground and seep through drains, cracks or other holes in the foundation.

According to the EPA, Montgomery County is in Zone One, which means that it is at a higher risk.

MORE BILL DETAILS

- Test results must be within three (3) years before the date of the lease
- An existing tenant may hire a radon professional to test
- EPA recommended action level is 4 picocuries per liter (pCi/L)
- If there are conflicting test results, then a 3rd party should test
- A tenant has the right to terminate a lease, if the landlord fails to mitigate



HOW CAN PEAK HELP?

Certified by NRSB AND IAC2

Peak Environmental completes thousands of radon tests every year and uses digital CRM (Continuous Radon Monitor) devices to measure the hour by hour radon levels in the lowest level of the home. Testing takes 48 hours and then a full report is delivered the same day the testing device is picked up.

Peak has licensed field technicians and a radon measurement specialist on staff. Our monitors are the gold standard of radon detection so we can ensure all of our customers maintain a healthy home. The Peak team has no conflict of interest related to installing mitigation systems so you can trust your radon testing results and your homes health!



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Our renters should be able to ensure their home is safe from the presence of high radon levels and the increased risk that exposure brings to contracting lung cancer. (Councilmember Rice)

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301-364-9509**