

## **RADON DISCLOSURE TO RENTAL APPLICANT**

THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMENDS THAT ALL TENANTS HAVE AN INDOOR RADON TEST PERFORMED BEFORE LEASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.

RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER. RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. A LANDLORD IS REQUIRED TO PROVIDE THE TENANT WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY.

THE LANDLORD IS REQUIRED TO PROVIDE ANY KNOWLEDGE THE LANDLORD HAS OF THE RESIDENTIAL REAL PROPERTY'S RADON CONCENTRATIONS, INCLUDING THE FOLLOWING INFORMATION:

- (A) WHETHER A RADON TEST OR TESTS HAVE BEEN CONDUCTED ON THE RESIDENTIAL REAL PROPERTY;
- (B) THE MOST CURRENT RECORDS NAD REPORTS PERTAINING TO RADON CONCENTRATIONS WITHIN THE RESIDENTIAL REAL PROPERTY;
- (C) A DESCRIPTION OF ANY RADON CONCENTRATIONS DETECTED OR MITIGATION OR REMEDIATION PERFORMED, AND

(D) INFORMATION REGARDING ANY MITIGATION SYSTEM, INCLUDING A SYSTEM DESCRIPTION AND DOCUMENTATION, IF A RADON MITIGATION SYSTEM HAS BEEN INSTALLED IN THE RESIDENTIAL REAL PROPERTY, AND

(E) A COPY OF THE MOST RECENT BROCHURE PUBLISHED BY THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT IN ACCORDANCE WITH SECTION 25-11-114 (2)(a) THAT PROVIDES ADVICE ABOUT RADON IN REAL ESTATE TRANSACTIONS.

BY RENTAL APPLICANT'S SIGNATURE BELOW, APPLICANT ACKNOWLEDGES RECEIPT OF THE FOLLOWING MATERIALS (list out):

- Recent Radon Test Results (if applicable)
- Recent Radon Report (if applicable)
- Radon Information Pamphlet
- Radon Testing Information

This form was prepared by the law firm of Kraemer Deen Neville Gebauer LLC on behalf of Your Neighborhood Realty, Inc. on August 7, 2023, and not on behalf of any applicant.

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Date Signed

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