

January 9, 2024

The Honorable Julia R. Gordon
Assistant Secretary for Housing – Federal Housing Commissioner
US Department of Housing and Urban Development
451 Seventh St SW
Washington DC 20410

purchase price at settlement. There are no known instances of the policy interfering with the completion of a transaction. Like the lead-based paint disclosure for pre-1978 homes,^{vii} the purpose of the radon warning/notification is to ensure that the buyer has the information and opportunity to test and, based on the result, decide what to do.

Over the past decade, there were several discussions between multiple administrations and stakeholders regarding the need and opportunity for HUD to establish a nationwide approach to radon in the FHA Single Family Program, involving a testing requirement or, at the very least, warning homebuyers about radon through a separate signed form. Unfortunately, instead of taking either approach, FHA diluted the previously existing radon message in HUD-92564.

Buyers typically obtain a radon test in conjunction with the home inspection, and so, due to the plummeting number of home inspections during the past few years, radon testing has decreased in multiple markets. These dual trends suggest an additional impetus for a separate radon statement: the radon message needs to get through to buyers who do not hire a home inspector or read the HUD-92564.

We believe that FHA must reopen this subject and move forward with a protective radon policy for Single Family Housing. A home purchase is the opportune event for every homebuyer in the US to consider the health of their family and take protective action. As the national leader in best practices for assisting and protecting homebuyers, FHA is uniquely positioned to establish a national standard to avoid the need to pass laws in the 40 states that do not require notification.

We appreciate your consideration of this matter and our request for a meeting. Please contact Jane Malone, nationalpolicy@aarst.org or 410-708-8963, to schedule the meeting and assist with any questions you may have. Many thanks.

AARST Foundation

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