



Maine Real Estate &  
Development Association

Supporting Responsible Development

## **In Opposition to LD 1232, An Act to Require Radon Testing for Certain Commercial and Residential Construction**

April 17, 2025

Chair Curry, Chair Gere, and members of the Housing and Economic Development Committee;

On behalf of the Maine Real Estate and Development Association (MEREDA), please accept the following testimony in opposition to LD 1232, An Act to Require Radon Testing for Certain Commercial and Residential Construction. MEREDA appreciates the intent of this legislation, to ensure safe air and water quality in our buildings. However, MEREDA feels that this legislation would have the unintended consequence of significantly slowing housing creation.

Maine does not have enough registered radon service providers to fulfill the testing and inspection requirements that would be proposed by the bill. The bill requires that radon testing be conducted for any new construction all improvements or alternations of existing structures. Maine has only a handful of registered radon service providers, and these individuals cannot meet the needs of the development and construction industry as it seeks to add 84,000 new homes to Maine's housing stock by 2030.

MEREDA takes seriously the importance of air and water quality in our built environment. MEREDA was one of the early proponents of moving to a statewide building code to ensure that building design and life safety systems meet modern best practice standards. We support the MUBEC provisions that endorse radon-resistant construction technologies as well as training and education for builders and homeowners to better understand radon and its risks and challenges.

We thank the sponsor for raising the issue of radon awareness but feel that the proposal in this bill cannot be implemented.

Thank you for your consideration of this testimony.

Elizabeth Frazier

On behalf of Maine Real Estate & Development Association  
efrazier@pierceatwood.com