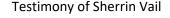
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In opposition of LD 819 An Act to Reduce Lung Cancer Rates in Maine By Requesting For and Mitigation of Radon in Residential Buildings By Landlords

April 7, 2021

Representative Meyer and Senator Claxton, and all members of the Health and Human Services Committee, my name is Sherrin Vail, and I am writing to you as President of Maine Real Estate Managers Association (MREMA).

Our organization is a nonprofit which represents over 80 professional property management companies providing 16,000 units of affordable and subsidized housing throughout the state. It is our mission to promote the availability of safe, decent affordable housing in Maine. Our management members are both for-profit and nonprofit landlords that believe in this mission.

MREMA supports and adheres to the existing radon law in Maine which require testing every ten years, and recommends mitigation if radon were found to exceed 4.0 picocuries per liter of air. The current law informs the tenants of the radon levels in the house and gives them a required radon tip sheet called "Radon in Rental Housing" which allows them to make an educated decision if those levels are acceptable to them. Tenants are allowed to break their lease and move if they want to without penalty. The current law is common sense legislation that already protects Mainers from radon exposure.

This bill would require testing annually, and mitigation if radon were found to exceed 4.0 picocuries per liter of air. Here are our concerns.

Testing annually is cost and administratively burdensome for landlords, and invasive to tenants. The cost of required mitigation is expensive in many cases, and could be cost prohibitive for landlords. In some apartment buildings, members have discovered it is physical impossible due to the existing heating design of the building. This bill does not correspond to current Federal EPA guidance, which recommends retesting only if the home has had major structural changes or if someone plans to occupy a level of the house lower than was previously tested (i.e. finishing a basement). Because it is unlikely that the movement of radon gas changes

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from year to year unless structural changes occurred, the added cost, burden and tenant inconvenience is not offset by additional protections.

Due to the reasons above, MREMA opposes LD 819. Thank you for your consideration, and please do not hesitate to contact me with any questions.