



OPPOSE HOUSE BILL 4528 (McAsey)

House Bill 4528 greatly expands the radon disclosure provisions required of residential apartment owners and managers in Illinois law. The current statute provides that an owner must disclose to prospective tenants renting out a unit on the first and second story above ground level (but not on the third floor or higher) the existence of a radon hazard if a radon test has indicated its presence. House Bill 4528 mandates that before a lease is signed, a landlord shall provide to *every* prospective tenant any records or reports pertaining to radon concentrations within the dwelling unit that indicate a radon hazard, along with a prescribed radon hazard disclosure form. The legislation also sets out requirements for testing and enables a tenant to break a lease under certain circumstances.

The Chicagoland Apartment Association OPPOSES House Bill 4528 for the following reasons:

- ***It greatly expands the scope of current law and places a burden on landlords to provide tenants with an alarmist disclosure that is not required in other states throughout the country.***
- ***It sets up an obligation on the landlord that is based on a tenant's ability to perform a radon test and then holds the landlord responsible.***
- ***It unfairly targets private sector buildings; no similar requirement is proposed for public housing apartments.***
- ***It adds another layer to the already-complicated lease requirements for renters in multi-family housing.***
- ***It makes the sale or lease of dwelling units in upper floors of high rise buildings subject to this requirement, even though past scientific findings have been consistent with lower story exposure.***
- ***It includes verbal lease agreement and adds another potential legal challenge to an increasingly litigious landlord-tenant situation in Chicago and Cook County.***

We ask you to vote NO on HOUSE BILL 4528.

Also Opposed:

Illinois Association of REALTORS and the Illinois Rental Property Owners Association