Radon & Real Estate

A quick reference for home buyers and sellers in Iowa, Nebraska, Colorado and Kansas

What is radon?

Radon is a radioactive gas that comes from the soil and can build up inside any home, new or old, with or without a basement. You can't see or smell it; the only way to know the level is to test. EPA ranks radon as the second leading cause of lung cancer in the U.S. and recommends fixing a home at **4 pCi/L** or higher.

When buying a home

- Ask the seller for any radon test reports, and whether the home has a radon system.
- Plan any test inside your inspection period. Use an appropriately credentialed tester.
- EPA's real-estate test options run at least 48 hours: two tests side by side, two back to back, or one continuous monitor, in the lowest level that could be used regularly.
- An earlier test may not tell you enough if it's more than about two years old, the home was renovated, or you plan to use a lower level.

When selling a home

- Gather any test reports: who tested, when, where in the home, and the result.
- If there's a radon system: installer, install date, the follow-up test result, and any service records.
- Keep the system running, and check the fan works before the buyer's test.
- Disclose what you know, as your state requires (below).

What each state requires in a sale

None of the four states requires a radon test as a general statewide condition of sale. Each has a disclosure or contract rule:

Iowa	**Disclosure required.** The state disclosure statement includes a radon item: any known tests, date of the last report and the results. Buyers must also get the Iowa HHS radon fact sheet for home buyers and sellers. Testing itself is not required.
Nebraska	**On the state disclosure form.** The seller disclosure statement lists radon gas among environmental conditions (yes / no / unknown). The revised form, required for homes listed on or after Oct. 18, 2026, asks whether the home has been mitigated, the year, whether the system is active or passive, and the year it was tested. Testing itself is not required.
Colorado	**Warning and disclosure required.** Since Aug. 7, 2023 (SB23-206), every home sale contract carries a radon warning and sellers must disclose what they know; CDPHE's radon brochure is required for sales and rental agreements. Testing itself is not required.
Kansas	**Contract language required.** Every residential sale contract must include state-set radon language (K.S.A. 58-3078a): radon can be a health hazard, the seller's disclosure duty, and KDHE's recommendation to test before buying. Testing itself is not required.

Sources: EPA, Home Buyer's and Seller's Guide to Radon (EPA 402/K-24/001, rev. March 2024); state rules as summarized and linked at radonscout.com/radon-laws-by-state (checked 2026-11-05; Nebraska's revised form checked 2026-11-17). A summary, not legal advice; follow your purchase agreement. **Free to copy and share.** · RadonScout, 2026-11-17

When Radon Is Elevated

Practical next steps after a high result

Understand the result

- **4 pCi/L or more** (the average of the two tests, or the monitor's average): EPA recommends fixing the home.
- **2 to 4 pCi/L:** EPA suggests considering a fix. No level is risk-free.
- A result close to 4 is less clear-cut than one well above or below it.

What a fix usually is

Usually a sealed vent pipe and fan that pulls radon from under the foundation and vents it above the roof, installed by a credentialed mitigation contractor and confirmed by a follow-up test. (Iowa's rules, for example, require the system to bring the level below 4 pCi/L.)

What affects the cost

- **Foundation:** basement, slab, crawl space or a mix; each extra area can mean another suction point.
- **Soil under the slab:** loose gravel lets one pipe reach far; tight soil or clay may need more.
- **Pipe route and extras:** attic, garage or outside-wall fan, sump cover, electrical work, and whether the follow-up test is included.

Local prices we can stand behind (published only with 5+ verified paid prices from 3+ contractors):

Des Moines metro, IA median **$1,095** · range $900–$2,800
23 verified paid prices, 4 contractors, 2016-06 to 2025-01

Denver metro, CO median **$1,012** · range $799–$1,800
24 verified paid prices, 3 contractors, 2018-02 to 2025-06

Historical paid prices, not current quotes. Other areas don't have enough verified prices yet, so we don't publish a number.

Questions to ask a mitigation contractor

- What is your state radon mitigation credential number?
- Will you give me a written estimate and scope of work?
- Is the test after installation included, or arranged separately?
- What happens if that test still shows an elevated level?

Find Credentialed Radon Contractors Near You

Search radon testing and mitigation professionals listed in official state credential records in Iowa, Nebraska, Colorado and Kansas. **Free to use, with no paid rankings.**

Scan, or visit **radonscout.com/realtors**

Sources: EPA, Home Buyer's and Seller's Guide to Radon (EPA 402/K-24/001, rev. March 2024); EPA action level guidance; Iowa Admin. Code 641 ch. 44; RadonScout cost guide (radonscout.com/radon-mitigation-cost) for prices and cost factors. Prices are metro-wide, from paid jobs, not adjusted for inflation. **Free to copy and share.** · RadonScout, 2026-11-17