



Rep. Dan Reitz

Filed: 3/9/2011

09700HB0141ham001

LRB097 05431 JDS 52361 a

1 AMENDMENT TO HOUSE BILL 141

2 AMENDMENT NO. _____. Amend House Bill 141 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Illinois Radon Awareness Act is amended by
5 changing Section 15 and by adding Section 25 as follows:

6 (420 ILCS 46/15)

7 Sec. 15. Applicability. This Act shall ~~only~~ apply only to
8 leased properties to the extent specified in Section 25 of this
9 Act and to transfers by sale of residential real property.

10 (Source: P.A. 95-210, eff. 1-1-08.)

11 (420 ILCS 46/25 new)

12 Sec. 25. Disclosure of Radon hazard to current and
13 prospective tenants.

14 (a) A lessor of a dwelling unit shall disclose to lessees
15 the existence of a radon hazard consistent with the provisions

1 of this Section. For the purposes of this Section, "dwelling
2 unit" means a room or suite of rooms used for human habitation
3 and for which a lessor and a lessee have a written lease
4 agreement.

5 (b) The provisions of this Section apply only to dwelling
6 units located below the third story above ground level.

7 (c) If a current lessee has provided in writing to the
8 lessor the results of a radon test that indicate that a radon
9 hazard exists in a dwelling unit covered by this Section, then
10 the lessor shall disclose in writing to any individual seeking
11 to enter into a lease of that dwelling unit that a radon test
12 has indicated that a radon hazard may exist in the dwelling
13 unit. After receiving a notification of a radon test that
14 indicates a radon hazard, the lessor may choose to conduct a
15 radon test in the dwelling unit. If the lessor's radon test
16 indicates that a radon hazard does not exist on the premises,
17 the lessor shall not be required to disclose that a radon
18 hazard exists in the dwelling unit.

19 (d) If a lessor conducts a radon test in a dwelling unit
20 and the radon test indicates that a radon hazard exists in the
21 dwelling unit, the lessor shall disclose in writing to the
22 current lessee, and any individual seeking to enter into a
23 lease of that dwelling unit, the existence of a radon hazard in
24 the dwelling unit.

25 (e) If a lessor has undertaken mitigation activities and a
26 subsequent radon test indicates that a radon hazard does not

1 exist in the dwelling unit, then the lessor is not required to
2 provide the disclosure required by this Section.

3 (f) Nothing in this Section shall be construed to require a
4 lessor to conduct radon testing.

5 Section 99. Effective date. This Act takes effect January
6 1, 2012.".