



Rep. Karen May

Filed: 3/2/2012

09700HB4606ham002

LRB097 13736 JDS 67090 a

1 AMENDMENT TO HOUSE BILL 4606

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 4606 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Child Care Act of 1969 is amended by adding  
5 Section 5.8 as follows:

6 (225 ILCS 10/5.8 new)

7 Sec. 5.8. Radon testing of licensed day care centers,  
8 licensed day care homes, and licensed group day care homes.

9 (a) Effective January 1, 2013, licensed day care centers,  
10 licensed day care homes, and licensed group day care homes  
11 shall have the facility tested for radon at least once every 3  
12 years pursuant to rules established by the Illinois Emergency  
13 Management Agency.

14 (b) Effective January 1, 2014, as part of an initial  
15 application or application for renewal of a license for day  
16 care centers, day care homes, and group day care homes, the

1 Department shall require proof the facility has been tested  
2 within the last 3 years for radon pursuant to rules established  
3 by the Illinois Emergency Management Agency.

4 (c) The report of the most current radon measurement shall  
5 be posted in the facility next to the license issued by the  
6 Department. Copies of the report shall be provided to parents  
7 or guardians upon request.

8 (d) Included with the report referenced in subsection (c)  
9 shall be the following statement:

10 "Every parent or guardian is notified that this  
11 facility has performed radon measurements to ensure the  
12 health and safety of the occupants. The Illinois Emergency  
13 Management Agency (IEMA) recommends that all residential  
14 homes be tested and that corrective actions be taken at  
15 levels equal to or greater than 4.0 pCi/L. Radon is a Class  
16 A human carcinogen, the leading cause of lung cancer in  
17 non-smokers, and the second leading cause of lung cancer  
18 overall. For additional information about this facility  
19 contact the licensee and for additional information  
20 regarding radon contact the IEMA Radon Program at  
21 800-325-1245 or on the Internet at  
22 www.radon.illinois.gov."

23 Section 10. The Illinois Radon Awareness Act is amended by  
24 changing Section 10 as follows:

1 (420 ILCS 46/10)

2 Sec. 10. Radon testing and disclosure.

3 (a) Except as excluded by Section 20 of this Act, the  
4 seller shall provide to the buyer of any interest in  
5 residential real property the IEMA pamphlet entitled "Radon  
6 Testing Guidelines for Real Estate Transactions" (or an  
7 equivalent pamphlet approved for use by IEMA) and the Illinois  
8 Disclosure of Information on Radon Hazards, which is set forth  
9 in subsection (b) of this Section, stating that the property  
10 may present the potential for exposure to radon before the  
11 buyer is obligated under any contract to purchase residential  
12 real property. Nothing in this Section is intended to or shall  
13 be construed to imply an obligation on the seller to conduct  
14 any radon testing or mitigation activities.

15 (b) The following shall be the form of Disclosure of  
16 Information on Radon Hazards to be provided to a buyer of  
17 residential real property as required by this Section:

18 DISCLOSURE OF INFORMATION ON RADON HAZARDS

19 (For Residential Real Property Sales or Purchases)

20 Radon Warning Statement

21 Every buyer of any interest in residential real property is  
22 notified that the property may present exposure to dangerous  
23 levels of indoor radon gas that may place the occupants at risk

1 of developing radon-induced lung cancer. Radon, a Class-A human  
2 carcinogen, is the leading cause of lung cancer in non-smokers  
3 and the second leading cause overall. The seller of any  
4 interest in residential real property is required to provide  
5 the buyer with any information on radon test results of the  
6 dwelling showing elevated levels of radon in the seller's  
7 possession.

8 The Illinois Emergency Management Agency (IEMA) strongly  
9 recommends ALL homebuyers have an indoor radon test performed  
10 prior to purchase or taking occupancy, and mitigated if  
11 elevated levels are found. Elevated radon concentrations can  
12 easily be reduced by a qualified, licensed radon mitigator.

13 Seller's Disclosure (initial each of the following which  
14 applies)

15 (a)..... Elevated radon concentrations (above EPA or  
16 IEMA recommended Radon Action Level) are known to be present  
17 within the dwelling. (Explain)

18 (b)..... Seller has provided the purchaser with the  
19 most current ~~all available~~ records and reports pertaining to  
20 elevated radon concentrations within the dwelling.

21 (c)..... Seller either has no knowledge of elevated  
22 radon concentrations in the dwelling or prior elevated radon  
23 concentrations have been mitigated or remediated.

24 (d)..... Seller has no records or reports pertaining

1 to elevated radon concentrations within the dwelling.

2 Purchaser's Acknowledgment (initial each of the following  
3 which applies)

4 (e)..... Purchaser has received copies of all  
5 information listed above.

6 (f)..... Purchaser has received the IEMA approved  
7 Radon Disclosure Pamphlet.

8 Agent's Acknowledgment (initial) (if applicable)

9 (g)..... Agent has informed the seller of the seller's  
10 obligations under Illinois law.

11 Certification of Accuracy

12 The following parties have reviewed the information above and  
13 each party certifies, to the best of his or her knowledge, that  
14 the information he or she provided is true and accurate.

15	Seller	Date	Seller	Date
16	Purchaser	Date	Purchaser	Date
17	Agent	Date	Agent	Date

18 (c) If any of the disclosures required by this Section  
19 occurs after the buyer has made an offer to purchase the  
20 residential real property, the seller shall complete the  
21 required disclosure activities prior to accepting the buyer's  
22 offer and allow the buyer an opportunity to review the

1 information and possibly amend the offer.

2 (Source: P.A. 95-210, eff. 1-1-08; 96-278, eff. 8-11-09.)

3 Section 99. Effective date. This Act takes effect January  
4 1, 2013."