



DISCLOSURE STATEMENT: VACANT LAND

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06/19/25

1. Date _____
2. Page 1 of _____ pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE
4. A PART OF THIS DISCLOSURE.

5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
7. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
8. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect
9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
10. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before
11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
12. of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the
13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*
15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any
16. kind by Seller or licensee(s) representing or assisting any party in the transaction.

17. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

18. "Residential real property" or "residential real estate" means property occupied as, or *intended to be occupied* as, a
19. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
20. (10), regardless of whether the unit is in a common interest community not subject to Chapter 515B.

21. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
22. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any
23. other option.

24. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the Property personally or have it inspected
25. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "No" to any of the
26. questions listed below, it does not necessarily mean that it does not exist on the Property, did not occur, or does not
27. apply. "No" may mean that Seller is unaware.

28. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
29. inspection report(s) when completing this form. (3) Describe conditions affecting the Property to the best of your
30. knowledge. (4) Attach additional pages with your signature if additional space is required. (5) Answer all questions.
31. (6) If any items do not apply, write "NA" (not applicable).

32. Property location or identification TBD-10AC 313th Ave NW,
(Address/Section/Township/Range)

33. PID # 09-012-04-02, Legal Description See Attached Legal Description,

34. City or Township of Spencer Brook, County of Isanti,

35. State of Minnesota, Zip Code 55371 ("Property").

36. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

37. (1) What date did you acquire the land? Aprox 30 years ago

38. (2) Type of title evidence: ☒ Abstract ☐ Registered (Torrens) ☐ Unknown

39. Location of Abstract: in owners possion

40. Is there an existing Owner's Title Insurance Policy? ☒ Yes ☐ No

41. (3) Are you in possession of prior vacant land disclosure statement(s)?

42. (If "Yes," please attach if in your possession.) ☐ Yes ☒ No

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83. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

84. Property located at TBD-10AC 313th Ave NW Spencer Brook 55371

85. (13) Is the Property located in a drainage district, County or Judicial Drainage System? ☐ Yes ☒ ~~Unknown~~
86. (14) Is the Property drain tiled? ☐ Yes ☒ No
87. (15) Is there a private drainage system on the Property? ☐ Yes ☒ No
88. (16) Is the Property located within a government designated disaster evacuation zone (e.g., nuclear facility, hazardous chemical facility, hazardous waste facility)? ☐ Yes ☒ No
89. (17) Are there encroachments? ☐ Yes ☒ No
90. (18) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:
- 91.
- 92.
- 93.

94. B. GENERAL CONDITION: The following questions are to be answered to the best of Seller's knowledge.

95. (1) Are there any structures, improvements, or emblements (e.g., crops) included in the sale? ☐ Yes ☒ No
96. If "Yes," list all items: n a
- 97.
- 98.
99. (2) Are there any abandoned or junk motor vehicles, equipment of any kind, or debris included in the sale? ☐ Yes ☒ No
100. If "Yes," list all items: n a
- 101.
- 102.
103. (3) Are there any drainage issues, flooding, or conditions conducive to flooding? ☒ Yes ☐ No
104. (4) Has there been any damage by wind, fire, flood, hail, or other cause(s)? ☒ Yes ☐ No
105. If "Yes," give details of what happened and when: River bottom floods, wind takes down trees at times.
- 106.
107. (5) Were there any previous structures on the Property? ☐ Yes ☒ No
108. (6) Are there any settling, erosion, or soil movement problems on or affecting the Property? ☐ Yes ☒ No
- 109.
110. (7) Are there any gravel pits, caves, sink holes, or mineshafts on or affecting the Property? ☐ Yes ☒ No
- 111.
112. (8) For any questions in Section B answered "Yes," please explain:
- 113.
- 114.

115. C. USE RESTRICTIONS: The following questions are to be answered to the best of Seller's knowledge.

116. (1) Do any of the following types of covenants, conditions, reservations of rights or use, or restrictions affect the use or future resale of the Property?
- 117.
118. (a) Are there easements, other than utility or drainage easements? ☐ Yes ☒ No
119. (b) Are there any public or private use paths or roadway rights of way/ easement(s)? ☐ Yes ☒ No
- 120.
121. (c) Are there any ongoing financial maintenance or other obligations related to the Property that the buyer will be responsible for? ☐ Yes ☒ No
- 122.



TRANSACTIONS
TransactionDesk Edition

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213.	THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.		
214.	Property located at <u>TBD-10AC 313th Ave NW</u>	<u>Spencer Brook</u>	<u>55371</u>
215.	E. ENVIRONMENTAL CONCERNS: The following questions are to be answered to the best of Seller's knowledge.		
216.	(1) Are there any buried storage tanks or buried debris or waste on the Property?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
217.	If "Yes," give details: <u>n a</u>		
218.			
219.	(2) Are there any hazardous or toxic substances or wastes in, on, or affecting		
220.	the Property?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
221.	If "Yes," give details: <u>n a</u>		
222.			
223.	(3) Have any soil tests been performed?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
224.	When? <u>n a</u> By whom? <u>n a</u>		
225.	Attach copies of results if in your possession.		
226.	(4) Are there any soil problems?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
227.	If "Yes," give details: <u>n a</u>		
228.			
229.	(5) Are there any dead or diseased trees?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
230.	If "Yes," give details: <u>n a</u>		
231.	(6) Are there any insect/animal/pest infestations?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
232.	If "Yes," give details: <u>n a</u>		
233.			
234.	(7) Are there any animal burial pits?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
235.	If "Yes," give details: <u>n a</u>		
236.	(8) Are there any unused wells or other potential environmental hazards (e.g., fuel or		
237.	chemical storage tanks, contaminated soil or water) on the land?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
238.	If "Yes," give details: <u>n a</u>		
239.			
240.	(9) Did the land at one time abut or was located in close proximity to a gas station, refuse		
241.	disposal site, toxic substance storage site, junk yard, or other pollution situation?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
242.	If "Yes," give details: <u>n a</u>		
243.			
244.	(10) Is the Property located in or near an agricultural zone?	<input checked="" type="radio"/> Yes	<input type="checkbox"/> No
245.	If "Yes," the Property may be subjected to normal and accepted agricultural practices and operations		
246.	including, but not limited to, noise; dust; day and nighttime operation of farm machinery; the raising and		
247.	keeping of livestock; and the storage and application of manure, fertilizers, soil amendments, herbicides		
248.	and pesticides associated with normal agricultural operations.		
249.	(11) Are there any landfills or waste disposal sites within two (2) miles of the Property?	<input type="checkbox"/> Yes	<input checked="" type="radio"/> No
250.	If "Yes," give details: _____		
251.	<u>n a</u>		

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253. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

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255. (12) Is there any government sponsored clean-up of the Property? ☐ Yes ☒ No

256. If "Yes," give details: n a

257. _____
258. (13) Are there currently, or have previously been, any orders issued on the Property by any governmental authority
259. ordering the remediation of a public health nuisance on the Property? ☐ Yes ☒ No
260. If "Yes," Seller certifies that all orders ☒ **HAVE** ☐ **HAVE NOT** been vacated.

------(Check one.)-----

261. (14) Other: n a

262. _____

263. **F. RADON DISCLOSURE:** (The following Seller disclosure satisfies MN Statute 144.496.)

264. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL
265. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends
266. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can
267. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

268. Every buyer of any interest in residential real property is notified that the property may present exposure to
269. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
270. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading
271. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
272. information on radon test results of the dwelling.

273. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
274. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and
275. can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

276. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
277. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN
278. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
279. the court. Any such action must be commenced within two years after the date on which the buyer closed the
280. purchase or transfer of the real Property.

281. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual
282. knowledge.

283. (a) Radon test(s) ☐ **HAVE** ☒ **HAVE NOT** occurred on the Property.
------(Check one.)-----

284. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most
285. current records and reports pertaining to radon concentration within the dwelling:

286. _____
287. _____
288. (c) There ☐ **IS** ☒ **IS NOT** a radon mitigation system currently installed on the Property.
------(Check one.)-----

289. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
290. description and documentation.

291. _____
292. _____
293. **EXCEPTIONS:** See Section P for exceptions to this disclosure requirement.

294. **G. CHRONIC WASTING DISEASE IN CERVIDAE:** (The following Seller disclosure satisfies MN Statute 35.155, Subd. 11(d).)

295. Has Chronic Wasting Disease been detected on the Property? ☐ **YES** ☒ **NO**

296. If Yes, see *Disclosure Statement: Chronic Wasting Disease*.

------(Check one.)-----

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298. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

299. Property located at TBD-10AC 313th Ave NW Spencer Brook 55371.

300. **H. PREFERENTIAL PROPERTY TAX TREATMENT:** Is the Property subject to any preferential
301. property tax status or any other credits affecting the Property (e.g., Exclusive Ag Covenant,
302. Green Acres, Managed Forest Land, Non-Profit Status, Rural Preserve, SFIA, etc.)? ☐ Yes ☒ No
303. If "Yes," would these terminate upon the sale of the Property? ☒ Yes ☐ No

304. Explain: ^{n a}

305. **I. NOTICES/SPECIAL ASSESSMENTS:** The following questions are to be answered to the best of Seller's knowledge.
306. Seller ☐ **HAS** ☒ **HAS NOT** received a notice regarding **any** proposed, ongoing, or completed improvement
307. project from **any** assessing authorities, the cost of which project may be assessed against the Property. If "HAS,"
308. please attach and/or explain: ^{n a}

309.
310.
311.
312. **J. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
313. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
314. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.
315. Seller represents that Seller ☐ **IS** ☒ **IS NOT** a foreign person (i.e., a non-resident alien individual, foreign corporation,
316. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
317. survive the closing of any transaction involving the Property described herein.

318. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
319. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
320. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.

321. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
322. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
323. Revenue Code.

324. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
325. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**
326. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**
327. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

328. **K. METHAMPHETAMINE PRODUCTION DISCLOSURE:**
329. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
330. ☒ Seller is not aware of any methamphetamine production that has occurred on the Property.
331. ☐ Seller is aware that methamphetamine production has occurred on the Property.
332. (See Disclosure Statement: Methamphetamine Production.)

333. **L. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone
334. with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are
335. filed with the county recorder in each county where the zoned area is located. If you would like to determine if
336. such zoning regulations affect the Property, you should contact the county recorder where the zoned area is
337. located.

338. **M. CEMETERY ACT:** MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials,
339. or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes
340. human skeletal remains or human burial grounds is guilty of a felony.

341. Are you aware of any human remains, burials, or cemeteries located on the Property? ☐ Yes ☒ No

342. If "Yes," please explain: ^{n a}

343. All unidentified human remains or burials found outside of platted, recorded, or identified cemeteries and in
344. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
345. Statute 307.08, Subd. 7.

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347. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

348. Property located at TBD-10AC 313th Ave NW Spencer Brook 55371.

349. **N. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
350. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
351. obtained by contacting the local law enforcement offices in the community where the land is located or
352. the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web
353. site at <https://coms.doc.state.mn.us/publicregistrantsearch>.

354. **O. OTHER DEFECTS/MATERIAL FACTS/ADDITIONAL COMMENTS:** Are there any other material facts that could
355. adversely and significantly affect an ordinary buyer's use or enjoyment of the Property or any intended use of the

356. Property? ☐ Yes ☒ No If "Yes," explain: n a

357.

358.

359.

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362.

363.

364. **P. MN STATUTES 513.52 THROUGH 513.60:**

365. **Exceptions:** The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

- 366. (1) real property that is not residential real property;
- 367. (2) a gratuitous transfer;
- 368. (3) a transfer pursuant to a court order;
- 369. (4) a transfer to a government or governmental agency;
- 370. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 371. (6) a transfer to heirs or devisees of a decedent;
- 372. (7) a transfer from a co-tenant to one or more other co-tenants;
- 373. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
- 374. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property
375. agreement incidental to that decree;
- 376. (10) a transfer of newly constructed residential property that has not been inhabited;
- 377. (11) an option to purchase a unit in a common interest community, until exercised;
- 378. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with
379. respect to a declarant under section 515B.1-103, clause (2);
- 380. (13) a transfer to a tenant who is in possession of the residential real property; or
- 381. (14) a transfer of special declarant rights under section 515B.3-104.

382. **MN STATUTES 144.496: RADON AWARENESS ACT**

383. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
384. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

385. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the
386. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not
387. waive, limit, or abridge any obligation for seller disclosure created by any other law.

388. **No Duty to Disclose**

- 389. A. There is no duty to disclose the fact that the Property
- 390. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
- 391. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
- 392. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
- 393. (3) is located in a neighborhood containing any adult family home, community-based residential facility,
- 394. or nursing home.

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396. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

397. Property located at TBD-10AC 313th Ave NW Spencer Brook 55371.
398. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
399. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a
400. timely manner, provides a written notice that information about the predatory offender registry and
401. persons registered with the registry may be obtained by contacting the local law enforcement agency
402. where the property is located or the Department of Corrections.
403. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs
404. A and B for property that is not residential property.
405. D. **Inspections.**
406. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
407. Property if a written report that discloses the information has been prepared by a qualified third party
408. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means
409. a federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
410. believes has the expertise necessary to meet the industry standards of practice for the type of
411. inspection or investigation that has been conducted by the third party in order to prepare the written
412. report.
413. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any
414. information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

415. Q. ADDITIONAL COMMENTS:

419. R. SELLER'S STATEMENT: *(To be signed at time of listing.)*

420. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s)

421. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to

422. any person or entity in connection with any actual or anticipated sale of the Property. A seller may provide this

423. Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure

424. Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have

425. been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee

426. representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective

427. buyer.

428. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**

429. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**

430. **use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.**

431. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

432. Michael A. Kelzenberg 06/19/2025 Leslie A. Kelzenberg 06/19/2025

(Seller) (Date) (Seller) (Date)

433. S. BUYER'S ACKNOWLEDGEMENT: *(To be signed at time of purchase agreement.)*

434. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Vacant Land* and agree

435. that no representations regarding facts have been made other than those made above. This Disclosure Statement

436. is not a warranty or guarantee of any kind by Seller or licensee representing or assisting any party in the

437. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

438. The information disclosed is given to the best of Seller's knowledge.

439. _____

(Buyer) (Date) (Buyer) (Date)

**LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE
NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**



Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless and odorless gas that comes from the soil. The gas can accumulate in the home. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, any home can have high levels of radon.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota.

Before signing a purchase agreement to sell or transfer residential real property, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property
2. the most current records and reports pertaining to radon concentrations within the dwelling
3. a description of any radon levels, mitigation, or remediation
4. information on the radon mitigation system, if a system was installed
5. a radon warning statement

Radon Facts

How dangerous is radon? Radon is the number one cause of lung cancer in nonsmokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

Where is your greatest exposure to radon? For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk. A home's radon levels may change in the future, so test every 2–5 years, or sooner if there is major remodeling or changes to the foundation, heating, cooling, or ventilation.

Radon Warning Statement

“The Minnesota Department of Health strongly recommends that ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.”

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Closed-house conditions include keeping all windows and doors closed, except for normal entry and exit, and temperature set to 65 – 80 °F. For a full list of closed-house conditions please visit mn.gov/radon/notice.

Before testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished. If other foundations are present, such as a crawl space or slab on grade, also test the rooms above these foundations.

Place the test kit:

- 20 inches to 6 feet above the floor
- 3 feet from exterior doors and windows
- 1 foot from exterior walls
- away from heat sources and drafts caused by vents and fans
- not in enclosed areas or areas of high heat/humidity

How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Because these tests are time-sensitive there are two testing options. For both tests, test for a minimum of 2 days.

Continuous Radon Monitor (CRM)

MDH recommends CRMs in real estate testing. CRMs are calibrated, provide more data, and may detect tampering. The average of the results are used to make a decision to mitigate.

Simultaneous Short-Term Testing

Two short-term test kits are placed side by side, 4" – 8" apart. The results of the two tests are averaged and used to make a decision to mitigate.

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a licensed professional.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages \$1,500 to \$3,000.

After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This short-term test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

All radon testing and mitigation should be conducted by licensed radon professionals. Radon service providers, such as home inspectors, must be licensed. A list of these licensed radon professionals can be found at MDH's radon web site. MDH conducts free inspections, upon request, of recently installed radon mitigation systems, to check that they meet requirements.

More Radon Information

www.mn.gov/radon

MDH Indoor Air Unit

PO Box 64975
St Paul, MN 55164-0975

Contact Information

651-201-4601
800-798-9050
health.indoorair@state.mn.us

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