

HB 1071 -- Missouri Radon Awareness Act

Sponsor: Sater

This bill establishes the Missouri Radon Awareness Act which requires the seller of residential real estate to provide the prospective buyer with a disclosure of information on radon hazards. The text and form of the statement are specified. The buyer, seller, and any broker are to sign the statement acknowledging that they have reviewed the information on the statement and that the information provided is true and accurate.

The seller is not required to have the property tested for radon but must furnish the buyer with a copy of any radon test that was conducted on the property. These provisions apply only to transfers by the sale of residential real estate and do not apply to property transfers under a court order, from a mortgagor to mortgagee by deed in lieu of foreclosure, by a fiduciary, from one co-owner to another co-owner, under testate or intestate succession, to a spouse or relative, from an entity that has taken title to residential property to assist in the relocation of the seller, to or from a governmental entity, or of certain condominium and dwelling units in a residential cooperative.