

KEY TAKEAWAYS

2023 Enterprise Multifamily Radon Policy

- All loan applications received after June 30, 2023
- Uniformity in radon protocol for both Fannie Mae and Freddie Mac mortgages
- All properties need radon testing regardless of radon zone, with few exceptions (see below exemptions)
- 25% of ground floor units to be tested with no fewer than 1 test per residential building
- Environmental Professionals (EPs) to oversee testing protocol. FHFA does not require radon certification
- In the ESA's executive summary, a summary of the radon findings and recommendation, including estimated cost for any further testing and/or mitigation

- State and local regulations for testing must be followed if they are more stringent than FHFA radon policy (ie: certification, licensure, cannister placement).
- Tenant notification required (written notice regarding access and closed conditions)
- Allowance for no more than 15% lost, faulty, inaccessible tests or EP discretion.
- Follow up testing will require 25% radon placement in buildings with elevated radon results identified during first round of testing
- Post-installation mitigation testing must be performed and reviewed by EP

Exceptions:

1. Small Mortgage Loans and Small Balance Loans
2. Supplemental loans
3. Mobile homes and cooperatives
4. Properties with no ground floor residential units
5. Properties with mitigation systems and O&M Plans in place
6. New construction with radon-resistant measures
7. If EP concludes testing/mitigation not required (and documents reasoning)
8. Any refinance of an agency loan that are in compliance with the planned radon policy

For additional information, please contact:

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