Radon Testing Legislation in Tennessee: Enacted Law, the Voluntary Program, and the Reform Agenda

Prepared September 2, 2026

1. Scope and how to read this report

This report scans Tennessee law and state programs dealing with radon **testing** and the related measures of disclosure, mitigation, professional certification, and radon-resistant construction that testing usually travels with. It is the single-state companion to a national scan, narrowed to Tennessee and deepened with current state agency material, the geographic risk picture, the estimated health burden, the highest-radon counties, Tennessee's own radon test-result data, a check of the current legislative session and prior failed radon bills, and the verbatim text of the two governing statutes (Appendix A).

The organizing fact for Tennessee is simple and important: the state has almost no *mandatory* radon requirements. The Tennessee Department of Environment and Conservation (TDEC), which runs the state radon program, states plainly that there are no laws requiring testing or mitigation in Tennessee and that all action is voluntary. What Tennessee has instead is one disclosure obligation, one "encouragement" statute for schools, an active state assistance program, and a standing advocacy agenda to add mandates that has not yet become law. This report separates those four things carefully, because conflating an advocacy goal with an enacted requirement is the most common error in this subject area.

Radon action level. Throughout, "4.0 pCi/L" (picocuries per liter) is the U.S. EPA action level at or above which mitigation is recommended. EPA does not designate any radon level as "safe."

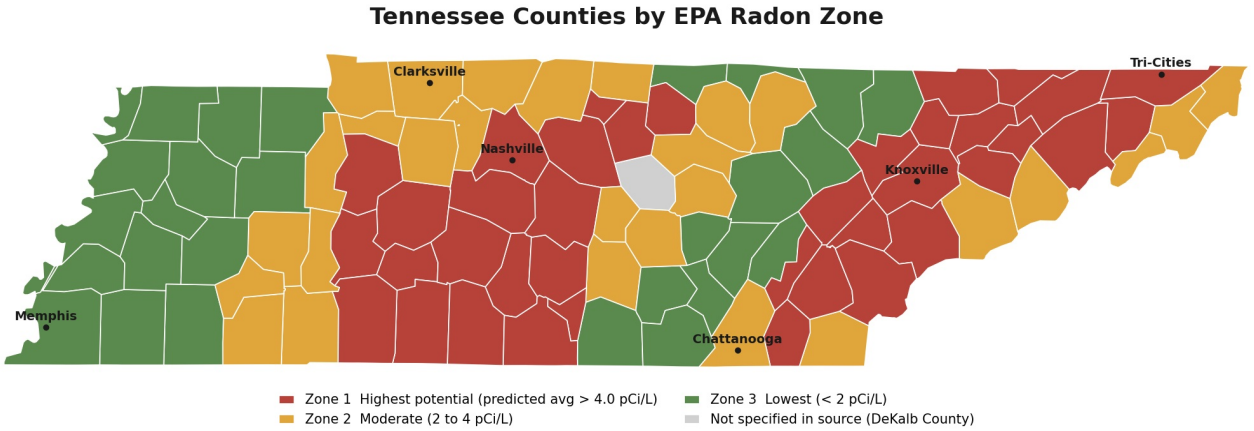
2. Executive summary

- **One enacted requirement, and it is a disclosure duty, not a testing duty.** Under the Tennessee Residential Property Disclosure Act (Tenn. Code Ann. Section 66-5-201 et seq.), a seller of residential property with one to four dwelling units must give the buyer a disclosure statement covering known material defects and environmental conditions, radon among the items the standard form addresses. If the home was tested for radon in connection with the sale, the results fall within what must be disclosed. Nothing in the Act requires the seller to test.
- **Schools are encouraged, not mandated.** Tenn. Code Ann. Section 49-2-121 encourages, but does not require, local education agencies to run an indoor-air-quality program, and it expressly lists "testing for radon" among the measures such a program may include. There is no statewide school radon testing mandate.
- **No rental, child-care, or building-code mandate.** Tennessee has no radon-specific requirement for landlords, no radon testing condition on child-care licensure, and no radon-resistant new construction (RRNC) requirement in its building code. TDEC offers RRNC *guidance*, but adoption is voluntary.
- **Certification exists, but as a voluntary pathway rather than a state license.** Tennessee does not license radon professionals by statute. TDEC's program trains testers and mitigators and publishes a weekly-updated list of certified professionals, with the actual credential issued through national proficiency programs.
- **An active state program fills much of the gap.** TDEC provides test-kit coupons, technical assistance, school and builder outreach, and a geologic research effort, funded in part by the EPA State Indoor Radon Grant.
- **The health burden is large but modeled.** Radon is tied to an estimated 540 Tennessee lung-cancer deaths a year (a model, since no agency counts radon deaths directly), which would place it among the state's leading preventable causes of death, alongside the 2,499 overdose, 1,194 traffic, and 583 homicide deaths counted in 2024. The burden concentrates in East Tennessee's Zone 1 counties (Section 3).
- **No radon bill is moving, and only one has ever failed on record.** A review of the 114th General Assembly (2025 to 2026) record found no radon-specific bill. The one clearly documented radon bill to be introduced and die is a 2017 child-care testing measure (SB0412 / HB0627), covered in Section 9. The reform agenda in Section 9 otherwise remains advocacy that has largely never been filed as legislation.

The one-line summary: **Tennessee's radon policy is built on disclosure and voluntary action, not mandatory testing.**

3. The radon picture in Tennessee: geography, burden, and testing data

Tennessee matters here despite its thin statute book because the underlying problem is significant. TDEC treats radon as a serious statewide hazard; radon has been detected in every county, and the department's public materials report that roughly one in four Tennessee homes tests elevated. The risk is not evenly distributed. Under the EPA Map of Radon Zones, which rates each county's radon potential from Zone 1 (highest) to Zone 3 (lowest), the elevated-potential counties concentrate in middle and east Tennessee, tracking the state's limestone and Valley-and-Ridge geology, while much of west Tennessee sits in the lower-potential zone.



Map: county radon-zone classifications compiled from the EPA Map of Radon Zones. Zone 1 counties (roughly 38 of Tennessee's 95) are predicted to average above 4.0 pCi/L; Zone 2 counties 2 to 4 pCi/L; Zone 3 counties below 2 pCi/L. DeKalb County was not specified in the compiled source and is shown unshaded; verify it and any county against the official EPA state map. The EPA cautions that this map does not determine whether a specific home should be tested: elevated radon has been found in all three zones, and every home should be tested regardless of zone.

The practical upshot of the map is that the gap between a large physical problem and a light regulatory footprint is widest exactly where population is dense: the Nashville, Knoxville, Chattanooga, and Tri-Cities areas all sit in or beside heavy Zone 1 clusters, yet none of that triggers a testing mandate under Tennessee law.

The estimated toll

Radon's health cost in Tennessee is large but modeled, because no agency counts radon deaths directly. Nationally, the EPA attributes roughly 21,000 lung-cancer deaths a year to radon. Scaled to Tennessee and its elevated radon, the Promote Peace Foundation's Radon in America series estimates on the order of 540 radon-related lung-cancer deaths a year in the state and ranks Tennessee 9th among the 29 high-radon states it covers. Those are modeled figures, not death-certificate counts, but they place radon among Tennessee's leading preventable causes of death. For scale, in 2024 the state counted 2,499 drug-overdose deaths, 1,194 traffic fatalities, and 583 murders. (The companion one-page brief cites 1,197 and 571 for the latter two; those are close variants from different data vintages and reporting systems. The figures used here are the Tennessee Department of Safety year-end traffic count and the TBI "Crime in Tennessee 2024" murder count.)

On average radon levels, the brief lists a Tennessee average of 4.8 pCi/L against a U.S. average of 1.3. That state figure is best read as an average of submitted tests, not a random sample of homes. TDEC distributes about 6,000 free kits a year, and the people who test skew toward suspected or known-elevated homes and toward East Tennessee, so test-based averages run above the true housing-stock average. This is why published "Tennessee averages" scatter from about 4.0 pCi/L (radon.org, citing TDEC) to about 7.8 (a user-submitted aggregator). The authoritative anchor is the Tennessee Department of Health's "Average Radon Level of Pre-Mitigation Tests" dataset (see below); any average cited for the state should name that source and its year.

Counties of most concern

The highest-radon counties cluster in East Tennessee's Valley-and-Ridge belt. Screening averages where published, EPA Zone 1 status, and median household income for the counties of greatest concern:

County	Radon (screening avg / EPA zone)	Median household income (ACS 2019 to 2023)
Loudon	8.5 pCi/L	$84,185
Blount	Zone 1	$77,365
Knox	Zone 1	$74,222
Roane	Zone 1	$71,885

Anderson	Zone 1	$66,183
Jefferson	Zone 1	$66,114
Union	Zone 1	$62,727
Hamblen	Zone 1	$55,454
Grainger	Zone 1	$50,538
Claiborne	Zone 1	$49,379

Knox, Anderson, Blount, and Loudon test highest. "Zone 1" marks EPA highest-risk counties that lack a single published screening average; the numeric values are screening averages, which are noisier in small counties. Income is U.S. Census ACS 2019 to 2023. This is the list of highest-radon counties, not the full Zone 1 roster, and radon varies house to house, so every home should be tested.

What Tennesseans' own tests show (TDH data)

The Tennessee Department of Health publishes radon test statistics on its HealthData.TN.gov portal (the "Radon" data story), drawn from the results the TDEC Radon Program collects. The dashboard breaks pre-mitigation and post-mitigation tests into three bands, below 2, 2 to 4, and above 4 pCi/L, by health region and year, and offers named datasets for the average, median, and maximum pre-mitigation radon level and for the number of pre- and post-mitigation tests. In the regional view, East Tennessee shows a far larger share of elevated (above 4 pCi/L) results than Middle Tennessee: in the portion captured, Davidson County's 2022 pre-mitigation tests split roughly 981 below 2, 234 between 2 and 4, and 336 above 4, while the East Region carried much heavier counts in the elevated and mid-range bands, consistent with the geology behind the county map above.

Two cautions apply. This is test-submission data, self-selected rather than a random sample, so it describes the homes Tennesseans chose to test, not the housing stock as a whole. And the exact counts should be read off the live dashboard rather than a static image, since the view is filtered by year and region. Even so, this is the official state anchor for radon-level statistics, and it is the source the brief's radon figures should cite.

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4. The one enacted requirement: real estate sale disclosure

Citation: Tenn. Code Ann. Section 66-5-201 to Section 66-5-210 (Tennessee Residential Property Disclosure Act). *The key operative text appears verbatim in Appendix A.*

The Act applies to sellers of residential real property containing one to four dwelling units. In most transactions the seller must give the buyer, before a purchase contract is accepted, one of the following: a residential property **disclosure** statement listing known material defects, or, only where the buyer waives the full disclosure, a residential property **disclaimer** statement. Certain transfers are exempt (for example, transfers between co-owners or in a divorce) under Section 66-5-209.

Key features as they bear on radon:

- **It is a knowledge-based duty.** The seller discloses what is known. Section 66-5-202 states expressly that the owner is not required to undertake any independent investigation or inspection of the property to make the disclosures. If a radon test was performed for the transaction, its results fall within what must be disclosed.
- **Radon enters through the form.** Sections 66-5-201 and 66-5-202 set the framework; the disclosure form itself (Section 66-5-210) is where specific conditions, including environmental hazards such as radon, are addressed. The standard Tennessee Realtors disclosure form routinely lists radon among the inspections a buyer is encouraged, but not required, to pursue.
- **Good-faith standard.** Section 66-5-201 requires disclosures to be made in good faith; the statutory purpose is to prevent concealment of known defects, not to compel affirmative testing.
- **Not a warranty.** The Act states the disclosure is not a warranty and is not a substitute for the buyer's own inspections. Remedies for misrepresentation or nondisclosure are set out in Section 66-5-208.

TDEC's own guidance underscores the limit of this regime: there are no Tennessee laws requiring radon testing or mitigation in a real estate transfer, so radon handling in a sale is negotiated between the parties. As a practical matter, TDEC notes that most relocation companies operating in Tennessee require radon testing as a condition of the transaction, which is why testing is common in practice even though it is not required by law.

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5. Schools

Citation: Tenn. Code Ann. Section 49-2-121 (Inspection and Evaluation Program for Indoor Air Quality in Schools). *Full text in Appendix A.*

This is an **encouragement** statute, not a mandate. It provides that each local education agency (LEA) is *encouraged* to conduct an inspection and evaluation program, such as EPA's Indoor Air Quality Tools for Schools program, for its facilities. The measures it lists include ensuring adequate outdoor air, and, at subsection (a)(2), "testing for radon," alongside separating students from construction areas, limiting ventilation-demanding products, and managing humidity. The statute names radon expressly, but it sets no testing frequency, no action level, and no mitigation requirement, and it does not compel any LEA to participate.

Tennessee therefore sits in the "recommended / encouraged" tier for schools rather than the "mandatory testing" tier occupied by states such as Colorado, Connecticut, Florida, New Jersey, New York, Oregon, Rhode Island, Virginia, and West Virginia, with Iowa and Vermont added more recently.

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6. What Tennessee does not require

For a single-state report the absences are as informative as the enactments. As of this report, Tennessee has **no** enacted law in the following categories:

- **Rental / landlord radon obligations.** No radon-specific disclosure, testing, or mitigation duty for landlords. (Contrast Colorado, Maine, Illinois, and Florida, which have rental provisions.)
- **Child-care and day-care testing.** Licensure of child-care facilities is not conditioned on radon testing. (Contrast Colorado, Connecticut, Delaware, Florida, Illinois, Iowa, and others.)
- **Radon-resistant new construction (RRNC) in code.** Tennessee's building code does not mandate RRNC. TDEC provides RRNC guidance and training for builders and code officials, and can point to the International Residential Code's radon appendix, but use is voluntary.
- **Mandatory testing in any setting.** There is no state law requiring radon testing of homes, workplaces, public buildings, schools, or child-care centers.

TDEC states the bottom line directly: Tennessee has no specific laws requiring radon-resistant construction techniques, testing, or mitigation in connection with real estate transfers, and all radon action in the state is voluntary.

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7. Professional certification and training

Tennessee does **not** license radon measurement or mitigation professionals by statute, so in the strict "state licensing law" sense it belongs in the no-license column. The practical picture is more textured than that label suggests:

- **State-sponsored training.** At least once a year the Tennessee Radon Program offers a Radon Measurement Operators Training course and a multi-day Radon Technology for Mitigators course, coordinated with the Southern Regional Radon Training Center, to prepare individuals to become certified testers and mitigators.
- **A published certified-professional list.** TDEC maintains a list of Certified Testers and Mitigators in Tennessee, updated weekly, so consumers can find qualified professionals.
- **National credentialing.** The credential itself is issued through national radon proficiency programs (the National Radon Proficiency Program, associated with AARST / the Indoor Environments Association, and the National Radon Safety Board), which require examination, continuing education, proficiency demonstrations, a quality-assurance plan, and a code of ethics.

So Tennessee has a functioning certification *pathway* built on state training plus national credentialing, without a statutory licensing *mandate*. This distinction matters if any future testing requirement is enacted, because a mandate is only as enforceable as the pool of qualified, credentialed testers behind it.

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8. The Tennessee Radon Program (the non-statutory backbone)

Much of what Tennessee actually does about radon happens through program services rather than statute. TDEC operates a statewide indoor radon program (housed in the Division of Air Pollution Control, with radon materials also carried through the Office of Environmental Assistance), established in the early 1980s when radon first drew national attention. It is funded in part by the EPA State Indoor Radon Grant (SIRG), and Tennessee meets the 40 percent matching-funds requirement.

Program services include test-kit assistance for homeowners (including free radon test-kit coupons in English and Spanish); targeted materials and outreach for real estate professionals, home builders, building-code officials, home inspectors, and school officials; RRNC guidance for new construction; scientific research on radon in Tennessee and its relationship to the state's geology, including karst topography; and training for prospective testers and mitigators. The program's core functions are education, assistance, and outreach rather than enforcement, which is consistent with the voluntary structure of Tennessee law.

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9. The reform agenda (proposed, not enacted)

Tennessee's radon advocates, reflected in TDEC outreach materials and state cancer-coalition documents, have articulated a reform agenda that would move Tennessee from a disclosure-and-voluntary model toward mandates. These are **proposals and advocacy objectives, not current law**, and are presented here so they are not mistaken for enacted requirements:

- Mandate radon testing for all residential real estate transactions in Tennessee.
- Require radon testing every two years, with mitigation policies, for public settings including worksites, schools and school districts, day-care centers and licensed home day-care providers, and city, county, and state-owned public buildings.
- Require radon disclosures reflecting a test within the last two years as part of single-family, multifamily, and apartment sales.
- Encourage or require home-mortgage lending sources to condition lending on radon testing and, where needed, mitigation.
- Adopt radon-resistant construction consistent with the International Residential Code for one- and two-family dwellings.
- Expand education for K-12 teachers and the public.

Legislative history of radon regulation in Tennessee

Tennessee's legislative record on radon regulation is strikingly thin. Only two radon-touching provisions have ever been enacted, both of them light: the sale-disclosure duty and the school indoor-air "encouragement" statute. Only one affirmative radon regulation has ever been introduced and failed. And most of the reform agenda above has never been filed as a bill at all. Mapping the standard radon-regulation categories to their legislative status makes the pattern clear:

Radon regulation	Legislative status in Tennessee
Real estate sale disclosure (radon as a disclosed item on the form)	**Enacted.** Tenn. Code Ann. Section 66-5-201 et seq.; radon is disclosed through the Section 66-5-210 form. Knowledge-based, no duty to test.
School indoor-air program that names radon testing	**Enacted as encouragement only.** Tenn. Code Ann. Section 49-2-121; lists "testing for radon" but mandates nothing.
Child-care / day-care radon testing	**Introduced and failed.** SB0412 / HB0627 (2017); died in committee. This is the only affirmative radon testing mandate Tennessee has ever considered.
Mandatory testing in homes, workplaces, or public buildings	**Never enacted; no bill identified.**
Rental / landlord radon duty	**Never enacted; no bill identified.**
Professional licensing or certification of radon testers/mitigators	**Never enacted; no bill identified.** The state relies on voluntary national certification (NRPP / NRSB), not a licensing statute.
Radon-resistant new construction (RRNC) mandate in the building code	**Never enacted.** TDEC offers RRNC guidance; adoption is voluntary or local.

Unlike states such as Pennsylvania and Indiana, where school-testing mandates are filed and blocked session after session, Tennessee has produced only one radon regulation bill that reached a committee and failed, that 2017 child-care testing measure and its House companion:

Bill (session)	Sponsor	What it would have required	Outcome
SB0412 (2017 to 2018, 110th G.A.)	Sen. Jim Tracy (R)	Require licensed child-care agencies to test for radon once every five years, with proof of testing before initial or renewal licensure (amending TCA Titles 37, 49, and 71)	Died in committee. Deferred to "Summer Study" in the Senate Health and Welfare Committee on March 29, 2017; reached only about 25 percent progression and never advanced.
HB0627 (2017 to 2018, 110th G.A.)	House companion (crossfiled with SB0412)	Same as SB0412	Died in committee. Taken off notice in the House Health Subcommittee on March 29, 2017, the same day its Senate companion was shelved.

Had it passed, this bill would have given Tennessee its first affirmative radon **testing** mandate, in the child-care category. Its failure left the state's disclosure-and-voluntary model intact, which is where matters still stand.

Current legislative status. A review of the 114th General Assembly (2025 to 2026) record did not surface a radon-specific bill. Because Tennessee runs a two-year General Assembly in which bills filed in the first year carry into the second, a measure can still appear; the reform items above are the most likely subjects to watch.

A note on completeness. The searchable bill record (via LegiScan and the General Assembly's own system) is thorough from roughly 2010 forward, and within it the 2017 child-care bill is the one radon-specific measure that was introduced and failed. An older bill, or one that addressed radon only inside a broader environmental or building-code measure without "radon" in its caption, could exist without surfacing in a keyword search. Section 12 explains how to run a full-text search of the General Assembly archive to confirm.

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10. Tennessee quick reference

Categories mirror the national scan. **M** = mandatory; **R** = recommended or encouraged; a dash means no distinct radon-testing statute was identified in that category (it does not mean the state has no radon program, since Tennessee runs an active voluntary program).

Category	Tennessee status	Basis
Real estate sale disclosure	✓ (disclose what is known)	Tenn. Code Ann. Section 66-5-201 et seq.
Rental / landlord provision	–	No radon-specific statute
School testing	R (encouraged; radon named)	Tenn. Code Ann. Section 49-2-121
Child-care / day-care testing	–	No radon-specific statute
Radon-resistant new construction (code)	– (guidance only)	TDEC guidance; not code-mandated
Professional licensing	– (voluntary certification pathway)	TDEC training + national proficiency programs
Mandatory testing (any setting)	–	None; all action voluntary (per TDEC)
State radon program	Active	TDEC, EPA SIRG-funded

This grid should be verified against the current official code before being relied on for compliance.

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11. Cross-cutting observations

1. **Disclosure, not testing, is the whole of the mandate.** Tennessee's single enacted radon requirement asks sellers to disclose what they know. Every other requirement one might expect (testing, mitigation, RRNC, rental and child-care rules) is absent.
2. **The program does the work the statute does not.** Tennessee substitutes an active, EPA-funded assistance program (test kits, training, outreach, research) for a regulatory mandate. In practice, relocation-company requirements and buyer-driven inspections cause a good deal of testing to happen anyway.
3. **The certification nuance cuts against a simple "no license" label.** Tennessee lacks a licensing statute but supports a real certification pathway through state training and national credentialing, which matters for the enforceability of any future mandate.
4. **Geography sharpens the case.** The Zone 1 belt across middle and east Tennessee sits under the state's densest population, so the mismatch between hazard and mandate is larger here than a bare statute count would suggest.
5. **The reform agenda is coherent and unenacted.** Tennessee advocates have a specific, written list of mandates they seek, and no radon bill is currently moving. Tracking whether one is introduced is the single most useful thing to watch.

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12. How to obtain the full text and verify current status

- **Enacted statutes:** the verbatim text of Section 66-5-201, Section 66-5-202, and Section 49-2-121 is in Appendix A. For the remaining sections of the Disclosure Act (including the Section 66-5-210 form and the Section 66-5-209 exemptions), paste the citation into the Tennessee General Assembly's official code site, or a free service such as Justia or FindLaw. Free mirrors can lag the current code; confirm against the official source before relying on any provision.

- **Bill tracking and history:** to check whether any radon bill is pending, or to pull the full record of a prior bill such as SB0412 (2017), search the Tennessee General Assembly site (capitol.tn.gov, "Bill Search" with a full-text query for "radon") or LegiScan's Tennessee page. The General Assembly archive holds each bill's text, fiscal note, sponsors, and full action history. As of this report, no radon-specific Tennessee bill was identified in the 114th General Assembly record, and the 2017 child-care bill is the one documented radon-specific measure that failed.
- **State program and forms:** the TDEC radon program pages (reachable from tn.gov by searching "Tennessee radon program") carry the certified-tester list, test-kit coupons, RRNC guidance, real estate tips, and school materials.
- **Radon zones:** the authoritative county classifications and the supporting geologic assessment are on the EPA "Maps of Radon Zones by state" page. Use it to confirm any county, including DeKalb.
- **Radon test results (state data):** the Tennessee Department of Health publishes radon test statistics on HealthData.TN.gov (the "Radon" data story), including the average, median, and maximum pre-mitigation radon level and the counts of pre- and post-mitigation tests by health region and year. This is the official anchor for any radon-level figure cited for the state.
- **Where residents can get help:** the TDEC Radon Program (free test kits, roughly 6,000 distributed a year, plus RRNC guidance and a certified-professional list); the American Lung Association; and national resources including the National Radon Hotline at 1-800-SOS-RADON, test kits through sosradon.org (Kansas State University), certified professionals via AARST / the Indoor Environments Association, and EPA radon guidance. The single action that matters is to test: a short-term kit runs about $15 to $30, and if a result is at or above 4 pCi/L, a mitigation system (typically $800 to $2,500) can cut levels by up to 99 percent.

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13. Key sources consulted

- Tennessee Code Annotated Section 66-5-201 and Section 66-5-202 (Residential Property Disclosure Act) and Section 49-2-121 (Indoor Air Quality in Schools), via FindLaw and Justia.
- Tennessee Department of Environment and Conservation, Radon Program pages (Division of Air Pollution Control / Office of Environmental Assistance), including "Radon and Real Estate Transactions," "Certified Testers and Mitigators," and "Training Opportunities."
- Tennessee Radon Fact Sheet (2022 and 2025 editions), TDEC / SOSRadon / CERTI.
- U.S. EPA, Map of Radon Zones (Tennessee) and Maps of Radon Zones by State; county classifications as compiled.
- Environmental Law Institute, Database of State Indoor Air Quality Laws, Tennessee entry.
- Tennessee General Assembly / LegiScan bill records, including SB0412 and HB0627 (110th General Assembly, 2017 to 2018) and the 114th General Assembly (2025 to 2026).
- Tennessee Department of Health, HealthData.TN.gov "Radon" data story and datasets (Average, Median, and Maximum Radon Level of Pre-Mitigation Tests; Number of Pre- and Post-Mitigation Tests).
- Burden and scale figures: Promote Peace Foundation, Radon in America state brief series (Tennessee, modeled radon deaths and rank); U.S. EPA (national radon deaths and U.S. average level); USAFacts / CDC (2024 Tennessee overdose deaths); Tennessee Department of Safety and Homeland Security (2024 traffic fatalities); Tennessee Bureau of Investigation, "Crime in Tennessee 2024" (murders); U.S. Census Bureau, American Community Survey 2019 to 2023 (county median household income).
- Gordon et al., "Radon in Schools: A Brief Review of State Laws and Regulations in the United States" (IJERPH, 2018).

This report is a research compilation, not legal advice. Statutes, program details, and bill statuses change; verify any specific requirement against the current official code or the TDEC program before relying on it.

Appendix A. Verbatim statutory text

Statutory text is public law and is reproduced here for convenience. Sections 66-5-201 and 66-5-202 are given in their key operative text; the Disclosure Act contains additional sections (66-5-203 through 66-5-213), including the disclosure form at 66-5-210. Verify against the current official code before relying on any provision.

A.1 Tenn. Code Ann. Section 49-2-121, Inspection and evaluation program for indoor air quality in schools

(a) Each LEA is encouraged to conduct an inspection and evaluation program, such as the environmental protection agency's indoor air quality tools for schools program, for its facilities. Such program may include, but shall not be limited to, the following measures:

(1) Ensuring that an adequate amount of outdoor air is being supplied;

(2) Testing for radon;

(3) Separating students and staff from construction and renovation areas;

(4) Reducing use of products, such as adhesives, floor-care products and pesticides that require ventilation during use; and

(5) Maintaining relative humidity to an appropriate level during hot and humid summers.

(b) School districts and schools shall encourage:

(1) The scheduling of maintenance, cleaning, and repair projects and other works that trigger indoor air pollutants, environmental safety and other pollution concerns in schools at times when students and teachers will not be impacted through chemicals, fumes, exhaust fumes from cars and school buses, room fresheners, aerosol sprays and other chemicals and health damaging elements and particulate matter;

(2) The application of products in a manner that conforms to regulations and safety recommendations; and

(3) The protection of children from the exposure of health harming substances and chemicals at school.

A.2 Tenn. Code Ann. Section 66-5-201, General provisions (key operative text)

This part applies only with respect to transfers by sale, exchange, installment land sales contract or lease with option to buy residential real property consisting of not less than one (1) nor more than four (4) dwelling units, including site-built and nonsite-built homes, whether or not the transaction is consummated with the assistance of a licensed real estate broker or salesperson. The disclosure statement referenced in Section 66-5-202 is not a warranty of any kind by a seller and is not a substitute for inspections either by the individual purchasers or by a professional home inspector. The disclosure required by this part shall be provided to potential buyers for their exclusive use and may not be relied upon by purchasers in subsequent transfers from the original purchaser who received the property disclosure. The required disclosure shall be given in good faith by the owner or owners of property that is being transferred and shall be subject to the requirements of this part.

A.3 Tenn. Code Ann. Section 66-5-202, Required disclosures or disclaimers (key operative text)

With regard to transfers described in Section 66-5-201, the owner of the residential property shall furnish to a purchaser one of the following:

(1) A residential property disclosure statement in the form provided in this part regarding the condition of the property, including any material defects known to the owner. Such disclosure form may be as included in this part and must include all items listed on the disclosure form required pursuant to this part. The disclosure form shall contain a notice to prospective purchasers and owners that the prospective purchaser and the owner may wish to obtain professional advice or inspections of the property. The disclosure form shall also contain a notice to purchasers that the information contained in the disclosure are the representations of the owner and are not the representations of the real estate licensee or sales person, if any. The owner shall not be required to undertake or provide any independent investigation or inspection of the property in order to make the disclosures required by this part; or

(2) A residential property disclaimer statement stating that the owner makes no representations or warranties as to the condition of the real property or any improvements thereon and that purchaser will be receiving the real property "as is," that is, with all defects which may exist, if any, except as otherwise provided in the real estate purchase contract. A disclaimer statement may only be permitted where the purchaser waives the required disclosure under subdivision (1).

If the purchaser does not waive the required disclosure under this part, the disclosure statement described in subdivision (1) shall be provided in accordance with the requirements of this part.