

Radon Testing Rate Guide 2026

Real pricing data — DIY kits, professional testing, and mitigation costs across all 50 states

- ✓ DIY vs. professional testing cost comparison
- ✓ Short-term vs. long-term testing methods explained
- ✓ Mitigation system costs and ongoing expenses
- ✓ How to avoid overpaying and when professional testing is worth it



How Radon Testing Billing Works

Radon testing pricing spans a wide range — from \$10 DIY charcoal kits to \$700+ professional multi-device inspections. The right option depends on why you're testing. Real estate transactions require professional testing with chain-of-custody documentation. Routine home checks can start with a \$25 kit. Understanding the options prevents overspending on simple checks and underspending on situations that demand professional-grade results.

Testing Methods & Cost Overview

Method	Cost	Duration	Accuracy	Best For
DIY charcoal kit (short-term)	\$10-\$30	2-7 days	Low-Moderate	Quick screening; peace of mind
DIY alpha-track detector (long-term)	\$25-\$50	90 days-1 year	Moderate-High	Annual average; most accurate DIY
Digital radon monitor (continuous)	\$150-\$300 (one-time purchase)	Ongoing	Moderate-High	Continuous home monitoring
Professional short-term test	\$125-\$300	48 hours-7 days	High	Real estate transactions; reliable baseline
Professional continuous monitor (CRM)	\$150-\$400	48+ hours	Highest	Real estate; post-mitigation verification
Professional long-term test	\$200-\$400	90+ days	Highest	Definitive annual average; legal documentation

Quick Budget Reference

- DIY screening (charcoal kit + lab fee): \$15-\$40
- Professional real estate test (48-hr CRM): \$150-\$300
- Professional comprehensive test (multi-floor, CRM): \$300-\$700
- Mitigation system (if needed): \$800-\$2,500 installed
- Annual mitigation operating cost: \$50-\$150 (electricity)

EPA Action Levels & What They Mean

The EPA Radon Action Level — Your Decision Benchmark

The EPA has established 4.0 pCi/L (picocuries per liter) as the action level for indoor radon. At or above this level, the EPA recommends mitigation. The WHO recommends action at 2.7 pCi/L. Understanding these thresholds helps you interpret results and make informed decisions.

Radon Level (pCi/L)	EPA Guidance	Risk Context	Recommended Action
< 2.0	Low risk	Comparable to outdoor average (0.4 pCi/L)	No action needed; retest every 2-5 years
2.0-3.9	Moderate risk	EPA says "consider fixing"	Consider mitigation, especially if long-term average; retest
4.0-7.9	Action level exceeded	Lung cancer risk equivalent to smoking half a pack/day	Fix within months. Professional mitigation recommended
8.0-19.9	High risk	Significant health risk	Fix within weeks. Professional mitigation essential
20.0+	Very high risk	Extreme exposure	Fix immediately. Limit time in lowest level until mitigated

Key Fact

Radon is the #1 cause of lung cancer among non-smokers and the #2 cause overall, responsible for approximately 21,000 deaths per year in the U.S. (EPA estimate). Testing is the only way to know your level — radon is invisible and odorless.

Professional Testing Costs by Scenario

Per-Scenario Pricing

Scenario	Typical Cost	What's Included	Notes
Real estate transaction (buyer)	\$150–\$300	48-hr CRM test, chain-of-custody, written report	Most common professional test; lender may require
Real estate transaction (multi-level)	\$250–\$500	CRM on each level, written report	Homes with finished basement + upper levels
Post-mitigation verification	\$100–\$200	48-hr CRM retest after system installed	Must show < 4.0 pCi/L to confirm system works
Annual homeowner check	\$125–\$250	Single CRM or alpha-track placement	Recommended every 2 years by EPA
Multi-family / commercial	\$300–\$700+	Multiple CRMs, larger building protocol	Per-unit or per-zone pricing common
Litigation / insurance documentation	\$300–\$600	Full CRM protocol, detailed report, expert testimony availability	Chain-of-custody critical

Real Estate Tip

In most transactions, the buyer pays for radon testing. If levels exceed 4.0 pCi/L, the buyer typically negotiates for the seller to install a mitigation system (\$800–\$2,500) or provide a price credit at closing.

Radon Testing Costs by State & Risk Zone

State / Region	EPA Zone	Professional Test Cost	Mitigation Cost	Key Notes
Iowa	Zone 1 (highest risk)	\$150-\$300	\$800-\$1,500	Highest average radon levels in the U.S.
Colorado	Zone 1	\$150-\$300	\$1,000-\$2,000	Altitude and geology drive high levels; testing near-universal
Pennsylvania	Zone 1	\$125-\$275	\$800-\$1,800	Wide variation county-to-county; Reading Prong geology
Minnesota	Zone 1	\$150-\$300	\$900-\$1,800	State disclosure law requires radon disclosure at sale
Ohio / Indiana	Zone 1	\$125-\$250	\$800-\$1,500	Glacial geology; high basement levels common
Illinois	Zone 1-2	\$150-\$300	\$900-\$1,800	Northern IL is Zone 1; Chicago area highly variable
New York	Zone 2 (moderate)	\$150-\$350	\$1,000-\$2,200	NYC low risk; upstate significantly higher
California	Zone 2-3	\$150-\$350	\$1,200-\$2,500	Generally lower risk; Santa Barbara, foothills higher
Florida	Zone 3 (lowest)	\$125-\$250	\$800-\$1,500	Low risk overall; phosphate regions are exceptions
Texas	Zone 2-3	\$125-\$250	\$800-\$1,500	Panhandle higher risk; Gulf Coast low

Source: EPA Map of Radon Zones; pricing from national survey data, 2025-2026.

Zone 1 ≠ Guaranteed High Radon.

EPA zones predict averages, but radon varies house-to-house. Zone 3 homes can test high, and Zone 1 homes can test low. The only way to know is to test YOUR home.

Mitigation System Costs & Ongoing Expenses

If your test results are at or above 4.0 pCi/L, mitigation is recommended. The good news: mitigation systems are effective (typically reducing levels by 80–99%) and relatively affordable compared to other home repairs.

Mitigation System Cost Breakdown

Component	Cost Range	Notes
Sub-slab depressurization (most common)	\$800–\$1,500	PVC pipe through slab + inline fan; 90% of installations
Sub-membrane depressurization (crawlspaces)	\$1,000–\$2,000	Vapor barrier + suction; for crawlspace foundations
Drain tile suction	\$800–\$1,500	Connects to existing drain tile system
Block wall suction	\$1,200–\$2,000	For concrete block foundations; less common
Heat recovery ventilator (HRV)	\$1,500–\$2,500	Mechanical ventilation; used when sub-slab isn't feasible
Sump pit modification	\$800–\$1,200	Sealing and venting existing sump system

Ongoing Operating Costs

Expense	Annual Cost	Frequency
Electricity (fan operation)	\$50–\$150/year	Continuous
Re-testing (recommended)	\$25–\$50 (DIY) or \$125–\$250 (pro)	Every 2 years
Fan replacement	\$300–\$600	Every 5–10 years
System inspection	\$50–\$100	Annual (visual check; some DIY)
	\$75–\$250/year	

Expense	Annual Cost	Frequency
Energy loss (conditioned air)		Varies by climate; worse in cold climates

Total cost of ownership

A typical mitigation system costs \$1,200 installed + ~\$100/year to operate. Over 10 years, that's roughly \$2,200 — less than \$20/month for continuous radon protection. Many systems come with warranties of 5-10 years.

How to Avoid Overpaying

Numbered list

- 1 Start with a DIY kit for routine screening.** A \$25 alpha-track detector gives you a reliable annual average. Professional testing is only necessary for real estate, post-mitigation, or documentation.
- 2 Get three quotes for mitigation.** Mitigation system pricing varies 30–50% between contractors in the same market. The system design is relatively standardized — price differences are mostly markup.
- 3 Don't pay for "radon-resistant new construction" inspection fees.** If your home was built with passive radon-resistant features (RRNC), activating the system (adding a fan) costs \$300–\$500, not \$1,200+.
- 4 Ask if testing is included in home inspection.** Some home inspectors offer radon testing as a discounted add-on (\$75–\$125 vs. standalone \$150–\$300).
- 5 Negotiate mitigation into real estate transactions.** Sellers typically agree to install mitigation (\$800–\$2,500) rather than lose a sale. Get your own test — don't rely on the seller's.
- 6 Skip the continuous digital monitor unless you want ongoing data.** A \$150–\$300 digital monitor is nice but not necessary if your home tests below 2.0 pCi/L. Retest with a \$25 kit every 2–5 years instead.
- 7 Verify the mitigation quote includes post-installation testing.** Reputable contractors include a post-installation radon test in their price. If they don't, add \$100–\$200.
- 8 Check for state incentive programs.** Some states (Illinois, Colorado, Minnesota) offer assistance programs, tax credits, or low-interest loans for radon mitigation.
- 9 Don't test during extreme weather.** Testing during unusual storms, temperature swings, or high winds can produce unrepresentative results. Standard conditions yield more reliable data.
- 10 Annual retest costs almost nothing.** A \$25–\$50 long-term test kit every 2 years is cheap insurance. Radon levels can change over time as soil and foundation conditions shift.

Budget Planning Worksheet

Use this worksheet to estimate total radon testing and potential mitigation costs. Print and fill in for each property.

Line Item	Estimated Cost	Actual Cost
Professional radon test (48-hr CRM)	\$ _____	\$ _____
Additional test levels (____ x \$____ each)	\$ _____	\$ _____
DIY long-term follow-up test	\$ _____	\$ _____
Mitigation system (if needed)	\$ _____	\$ _____
Permits (if required)	\$ _____	\$ _____
Post-mitigation verification test	\$ _____	\$ _____
Annual operating cost (electricity + energy)	\$ _____	\$ _____
Fan replacement reserve (per year)	\$ _____	\$ _____
Biennial retest (DIY kit)	\$ _____	\$ _____
TOTAL FIRST-YEAR COST	\$ _____	\$ _____
ESTIMATED ANNUAL COST (ongoing)	\$ _____	\$ _____

Complete this worksheet before requesting quotes. If mitigation is needed, having your test results ready helps contractors quote accurately and avoids the "let me do my own test first" delay.

CTA box

Want a quick sanity check on your numbers? Email this worksheet to contact@radontrust.com or browse certified radon testers at radontrust.com

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