

**ENVIRONMENTAL DUE DILIGENCE APPROACH FOR  
ASSESSMENT, ACQUISITION, and CLEANUP OF BROWNFIELD SITES**

<b>What</b>	<b>When</b>	<b>Notes:</b>
<p><b>Phase I Environmental Audit</b> <i>(basic review of known environmental records, info, and development history of a site)</i></p> <p>\$2,000-\$3,000 avg. cost</p>	<p><b>Complete prior to Taking Ownership</b></p>	<p>Basic requirement to qualify for Federal funding for other environmental cleanup funding; establishes 'innocent landowner' protections and qualifies as basic environmental 'due diligence' prior to acquisition</p>
<p><b>Phase II Environmental Audit</b> <i>(actual soil &amp; groundwater sampling to confirm or deny if contamination present)</i></p> <p>\$5,000-\$10,000 avg. cost</p>	<p><b>Can be completed before or after taking ownership;</b> buyer/seller should clearly discuss this step</p>	<p>Optional step, subject to potential contaminant concerns noted in Phase I. May expose responsible parties to further action if hazardous conditions discovered</p>
<p style="text-align: center;"><b>Asbestos Containing Materials Inspection</b></p> <p>(\$500 - \$1,500 avg. cost)</p>	<p><b>Can be completed before or after taking ownership</b></p>	<p><b>Required before conducting significant renovation or demolition;</b> failure to comply results in regulatory enforcement/fines</p>
<p style="text-align: center;"><b>Asbestos Containing Materials Abatement</b> (cost varies subject to quantity of ACM present)</p>	<p><b>Must own property at time abatement is to occur</b> and have completed due diligence for funding eligibility</p>	<p><b>Requires 10-day notice to IDNR Air Quality Bureau before conducting ACM abatement</b></p>
<p style="text-align: center;"><b>Cleanup of Environmental Contaminants in Soil or Groundwater</b> (cost varies subject to extent of contaminants and predicted exposure)</p>	<p><b>Must own property at time cleanup is to occur</b> and have completed due diligence for funding eligibility</p>	<p><b>Must have complete assessment of full extent of contamination;</b> <b>Must enroll in Iowa Land Recycling Program (LRP) for certified cleanup oversight</b></p>

This summary is provided only as a guideline; please contact Mel Pins at 515-281-8489 or [mel.pins@dnr.iowa.gov](mailto:mel.pins@dnr.iowa.gov) for more information on brownfield technical and financial assistance before proceeding.