



Benefits of Non-smoking Housing Policies

Don't Let Your Investment Go Up in Smoke!

Save Money

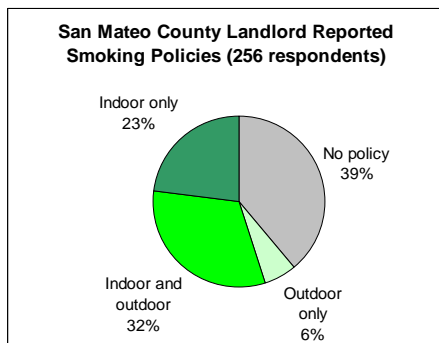
- ◆ Making your rental units non-smoking may allow you to save 10% or more on your insurance premiums.ⁱ Free online advertising is available for smoke-free apartments, saving you even more.ⁱⁱ
- ◆ Reports indicate that apartment turnover costs can be 2 to 7 times greater when smoking is allowed, compared to the cost of maintaining and turning over a non-smoking free unit.ⁱⁱⁱ

High Market Demand

Less than 11 % of San Mateo residents smoke, indicating that the market share is favorable toward smoke- free rentals.^{iv}

Properties Already Converting

- ◆ A recent survey of 256 San Mateo County property owners indicated broad adoption of some kind of smoke-free policy at their rental properties.



- ◆ Those owners who have adopted policies rated reducing fire hazards and improving tenant health as the top two benefits for adopting smoke-free policies.

Decrease Liability

Most tenants find secondhand smoke entering their residence from a neighboring apartment to be an annoyance and a discomfort, but for some it can cause a serious illness. Health conditions and disabilities may worsen with exposure to secondhand smoke. Residents may seek legal action under the Federal Fair Housing Act, requiring reasonable accommodations in their building.^{viii} Landlords who ignore the issue of smoking face a growing likelihood of lawsuits.

Average Apartment Turnover Costs

	Non Smoker	Light Smoker	Heavy Smoker
Cleaning	\$240	\$500	\$720
Paint	\$170	\$225	\$480
Flooring	\$50	\$350	\$1,425
Appliances	\$60	\$75	\$490
Bathroom	\$40	\$60	\$400
TOTAL	\$560	\$1,810	\$3,515

*Data reflects surveys from housing authorities and subsidized housing facilities in New England. Collected and reported by Smoke-Free Housing New England, 2009.

In collaboration with the California Apartment Association, a 2011 study showed that the most recently vacated smoking unit **cost the owner an average of \$4935 to turn over.**^{vi}

It is legal

There is no constitutional right to smoke, therefore it is legal to restrict smoking anywhere on your property as no Federal, State or local law prohibits property owners from implementing a smoke-free policy.^v

New CA Law Defines Rights

Although it has always been legal for landlords to prohibit smoking in their apartment complexes, SB 332 specifically states that authority in state law, which takes effect January 1, 2012.^{vii}

Reduce the Risk of Fires

Smoking significantly increases fire hazard. In fact, reports indicate in 2007 there were 18,900 residential fires in the U.S that were related to smoking materials, costing owners \$327 million in property loss.^{ix}



Remember, smoke-free policies are about the smoke, not the smoker. Smoke-free policies do not preclude someone who smokes from living in the building; rather, they simply require that all tenants abide by the policy while on the property.

Reduce Litter

Cigarette butts are the #1 form of litter in the U.S. Each year about 135 million pounds of butts are littered on the ground.^x Adopting smoke-free policies can reduce the amount of cigarette butts littered and the costs of cleaning. Additionally, it can help improve the appearance of the property.



Decrease Tenant Conflict

Secondhand smoke may seep from one unit to another unit through cracks, shared ventilation system and can also enter into the living space of another, bothering and physically affecting non-smoking tenants.^{xi} Managers and owners are often drawn into the conflict between tenants and are asked to resolve it. Clear expectations can be stated in the lease to avoid these conflicts.

Get the Facts



- ◆ Secondhand smoke is not just a nuisance; according to the Environmental Protection Agency and the U.S. Surgeon General, it is a substance known to cause cancer in humans for which there is no safe level of exposure.^{xii}
- ◆ Reports indicate that children who are exposed to secondhand smoke are at an increased risk for sudden infant death syndrome, more severe asthma, and slowed lung growth.
- ◆ Let's help protect those children and elderly persons who can not protect themselves. Contact the Tobacco Prevention Program for information or support (650) 573-3777.

California Apartment Association, Tri-County Division

“Over the last decade, there has been a dramatic change in Californian’s expectations regarding exposure to environmental tobacco smoke. Recent surveys indicate that over 80 percent of renters in California prefer housing with smoke free areas. In response to member inquiries and to enable the industry to address the resident demand voluntarily, CAA has made available an Addendum for Tobacco Smoke Free Areas. This form allows certain common areas, certain units, or the entire property to be designated as smoke free.”

(Letter from Joshua Howard, Executive Director of California Apartment Association, Tri-County Division to Menlo Park Mayor, 3/10/10)

ⁱ Capital Insurance Group <http://www.ciginsurance.com/insurance/liability/smoke-free-credit>

ⁱⁱ California Smoke-free Apartments www.smokefreeapartments.org

ⁱⁱⁱ Smoke-free Housing New England <http://smoke-freehousingnewengland.health.officelive.com/resources.aspx>

^{iv} 2008 Community Assessment, Health and Quality of Life in San Mateo County

^v Smoke-free Environments Law Project <http://www.tcsg.org/sfelp/home.htm>

^{vi} Estimates of Smoking-Related Property Costs in California Multiunit Housing <http://ajph.aphapublications.org/doi/abs/10.2105/AJPH.2011.300170>

^{vii} SB 332 Authorizing Landlords to Prohibit Smoking in Rental Units <http://www.center4tobaccopolicy.org/BillSearch.aspx?menu=id5015>

^{viii} Smoke-free Environments Law Project <http://www.tcsg.org/sfelp/home.htm>

^{ix} Hall (2006). The Smoking Material Fire Problem. Quincy, MA: National Fire Protection Association.

^x State’s Smoking Rate Falls to Record Low <http://californiawatch.org/dailyreport/states-smoking-rate-falls-record-low-7621>

^{xi} Utah Smoke-free Apartment and Condominium Guide <http://health.utah.gov/tobacco/aptcondoguide.html>

^{xii} US Surgeon General <http://www.surgeongeneral.gov/library/secondhandsmoke/factsheets/factsheet1.html>

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