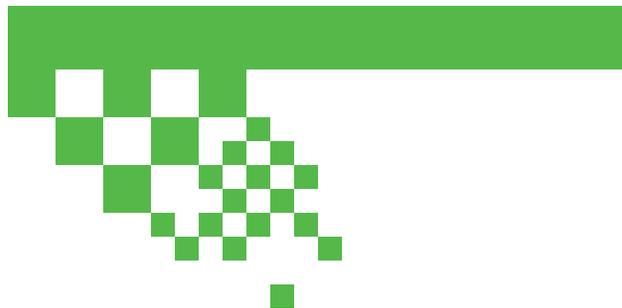




The benefits of smoke-free housing

- Decreased maintenance and clean-up costs.
- Reduced risk of fires.
- Greater appeal to prospective residents.
- Clean indoor air.
- Healthier residents.

Supported by funding from the
New Mexico Department of Health
Brochure developed in cooperation
with Live Smoke Free Santa Fe.



Free resources

- Consultations, presentations and trainings
- Sample documents for residents: announcement letters, flyers and surveys
- Model smoke-free lease addendum
- Information on the health impacts of secondhand smoke and other relevant topics
- Cessation support, information and resources

For more information, please visit
www.smokefreeathome.org

New Mexico Tobacco Use
Prevention and Control Program
505-841-5845



Making the transition
to smoke-free housing

Why go smoke-free?

Savings

- Enjoy greatly reduced risk of property damage by fire, smoke and water.
- The cost of refurbishing a unit after a smoking resident moves out is 3 – 5 times that of a smoke-free unit due to stained or burned walls, floors, counter tops, tile, bathtubs, curtains and carpets.

Safety and Health

- There is no safe level of exposure to secondhand smoke.
- Secondhand smoke is extremely harmful, especially to children and the elderly.
- More people die in fires started by smoking materials than any other type of fire.

Attracts Residents

- A large majority of residents prefer smoke-free housing.

Common Myths

Myth: Smoke-free policies are illegal.

Fact: Smoking is not a protected activity. An individual's addiction to nicotine is not a disability; however, breathing clean air is protected by the Americans with Disabilities Act and the Fair Housing Act.

Myth: Enforcing a smoke-free policy will be difficult.

Fact: Enforcing a smoke-free policy is easier than mediating disputes between smokers and non-smokers in the absence of a policy. A breach of a smoke-free policy is dealt with as any other lease violation.



Steps to smoke-free housing

Survey and Educate Residents

- Conduct a survey to gather information. Ask us for a sample survey.
- Meet with residents to explain the benefits of smoke-free housing and why you are promoting the policy changes. We can assist with your resident meetings.

Set a Timeframe for Implementation

- Decide which of the following methods best suits your property.
- **Phase-in Method:** New residents moving into the building sign a smoke-free lease addendum immediately. Current residents sign the addendum upon lease renewal.
- **Quit-date Method:** Once a quit-date is decided on, residents are given reasonable notice of the policy change (60-90 days) and are directed to sign the smoke-free lease addendum prior to the quit-date.

Add New Policy to Lease Addendum



- Include language in your lease addendum to inform residents of the new policy and the consequences for violating the policy.
- If smoking is allowed in a specific area(s), clearly identify the area(s) in the lease addendum and advise residents that they must inform their guests of the smoke-free policies.
- Ask us for a model smoke-free lease addendum.

Publicize Smoke-Free Policy

- Keep residents informed with regular updates: letters for residents, and/or lease holders, flyers, notices in common areas, on bulletin boards and in newsletters.
- Signs should be posted in appropriate locations to remind residents and guests where smoking is and is not permitted.

Enforce the Policy

- Smoke-free policies are largely self-enforcing. Policy violations should be handled in the same way as any other lease violation.

Cessation Support and Resources

- You may want to assist residents by providing cessation information and resources.
- We can provide you with information about New Mexico's free QUIT NOW Cessation Services.

Congratulations! You are now smoke-free. Enjoy the benefits!