



The adoption of voluntary non-smoking policies produces a variety of benefits for multi-unit housing owners

Good for Health

- 86% of adults in California **do not smoke**.
- Secondhand smoke gets into apartments through windows, vents, and in between gaps around plugs and plumbing.
- Each year in California, secondhand smoke kills 4,700 people who do not smoke.
- More than a nuisance or bad smell: Secondhand smoke is a class 'A' carcinogen, like radon and asbestos. Its toxicity warranted a 2006 report from the U.S. Surgeon General, which included a section on secondhand smoke exposure in the home.
- Restricting smoking in a lease is not against the law. It is not discrimination. It is no different than restricting things like noise or pets.

Good for Business

- When a renter that smokes moves out, it costs a lot more money to clean and repair the unit. Restricting smoking can save money.
- Adopting a non-smoking policy will:
 - Lessen liability and possibly insurance costs as well as decreasing risks of fire damage
 - Reduce resident complaints about neighbors' secondhand smoke
 - Make for cleaner grounds due to less cigarette butts to pick up
- Lower than average turnover in residents; This is defined as a smaller number of residents moving out of their apartment because they are unable to enjoy their apartment due to smokers living next to, or near them.
- Reduction in costs to prepare unit for a new resident (known as 'make-readies'). These costs can range from \$2,000 up to \$10,000 for a two bedroom two bathroom apartment (*Joseph Gately, Director of Housing Authority of the City of Port Hueneme and Karen McCurdy of USA Properties Fund, Inc.*).

Typical expenses on cleaning up a smoker's apartment include the following:

1. Replacing carpet and linoleum due to heavy smoke smell and burns
2. Ozone air treatment to neutralize the odors that seep into the drywall
3. Cleaning the walls and ceiling to remove as much staining as possible to prepare for paint
4. Special paint sealant prior to pain. Additional labor to paint walls several times for proper coverage
5. Occasional replacement of cabinetry if the smell cannot be neutralized
6. More time and effort in repainting (particularly surface preparation)
7. Carpeting, draperies, and upholstered furniture often must be replaced rather than cleaned

**COMMUNITIES
AGAINST
SUBSTANCE
ABUSE**

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