

Live Smoke Free



# The Benefits of Smoke-Free Multi-Housing

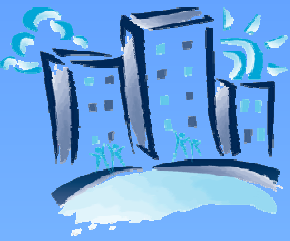
Smoke-Free Multi-Housing:  
Healthier Buildings, Happier Tenants,  
A Smart Investment.

*[www.mnsmokefreehousing.org](http://www.mnsmokefreehousing.org)*



A program of the Association for Nonsmokers—Minnesota

Live Smoke Free

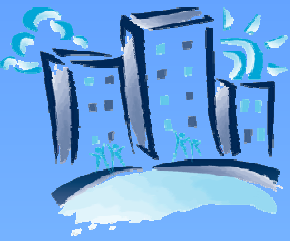


# Welcome!

---

- Please be sure to turn up the volume on your computer speakers
- If you have questions, please type them into the chat box at the bottom of your screen and we will answer them during or after the presentation
- The presentation will be recorded and archived on our web site at [www.mnsmokefreehousing.org/webinar](http://www.mnsmokefreehousing.org/webinar)

Live Smoke Free

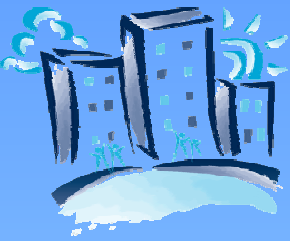


# Today's Presenters

---

- **Carissa Duke**
  - Regional Program Director, Live Smoke Free
- **Cassandra Carlson Stepan, M.A.**
  - Program Coordinator, Hennepin Co.
- **Warren Ortland, J.D.**
  - Staff Attorney, Public Health Law Center

Live Smoke Free



# About Live Smoke Free

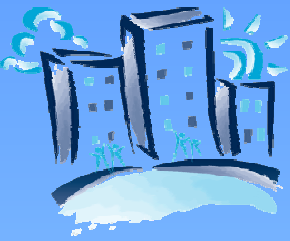
---

- Program of the Association for Nonsmokers—Minnesota
- Member of Minnesota Multi-Housing Association (MHA) and Minnesota chapter of National Association of Housing and Redevelopment Officials (MN NAHRO)
- **Goal:** Increase the number of smoke-free policies in multi-housing buildings



Member of the Minnesota Chapter of  
NAHRO

Live Smoke Free



# Program Funding

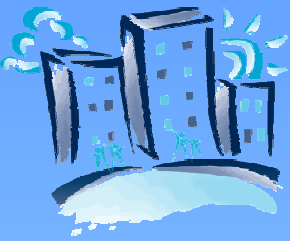
---

This webinar has been made possible by funding from the Minnesota Department of Health's Office of Tobacco Prevention and Control through its Tobacco-Free Communities grant program.

This webinar has been made possible through funding from the Statewide Health Improvement Program (SHIP) of the Minnesota Department of Health.



Live Smoke Free

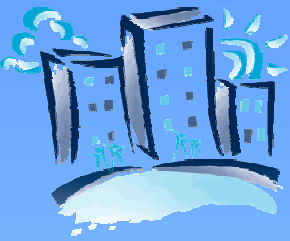


# How Can We Help?

---

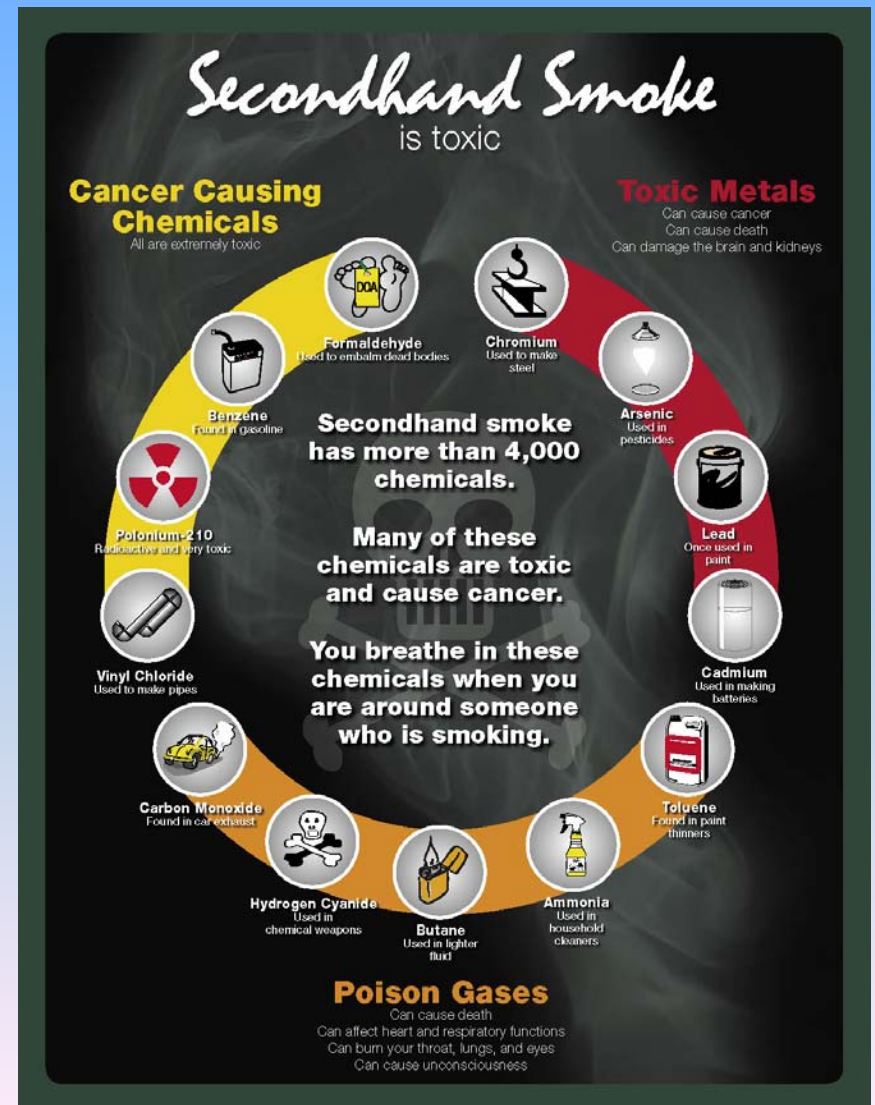
- FREE Consultations and presentations
- FREE Legal resources and information
- FREE Sample survey to gauge interest
- FREE Sample lease addendum and letters
- FREE Signage to promote your policy
- FREE Listing in our online housing directory
- FREE Strategies for advertising smoke-free

Live Smoke Free

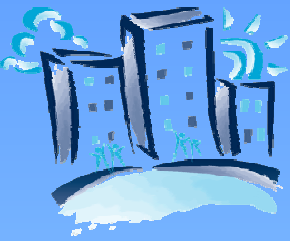


# Secondhand Smoke Deadly

- Group A carcinogen -- a substance known to cause cancer in humans
- The 2006 Surgeon General's Report concluded that **there is no risk-free level of secondhand smoke**
- 1,110 Minnesotan adults, children, and babies die each year from exposure to the smoking of others (Campaign for Tobacco-Free Kids, 2006)



Live Smoke Free



# How Does Secondhand Smoke Affect Your Community?

---

- **SENIORS AND CHILDREN** are at a higher risk for certain chronic diseases. Secondhand smoke exposure can cause bronchitis, pneumonia and ear infections
- **SOCIAL JUSTICE:** Renters are 25% of MN households and cannot control the secondhand smoke exposure that they receive from other residents
- **A HEALTHIER NEIGHBORHOOD:** A smoke-free policy protects all residents from the health risks associated with involuntary exposure to secondhand smoke

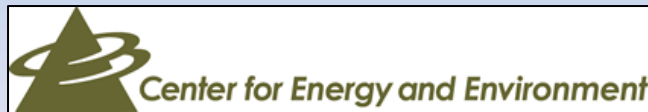




# Can Ventilation Be A Solution?

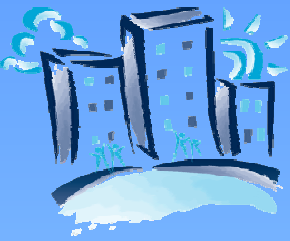
---

- Research by the Center for Energy and Environment (CEE) in Minnesota; (2004)
- Tested the efficacy of air sealing and mechanical ventilation treatments



*Full report available at [www.mnsmokefreehousing.org](http://www.mnsmokefreehousing.org)*

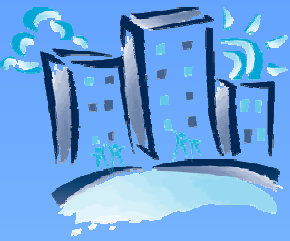
Live Smoke Free



# Buildings Tested

- Sample included 6 dissimilar buildings
- Common local building types
  - Duplex
  - 8-plex
  - 12-plex
  - 11 story
  - New 4 story
  - 138 unit





# What's The Issue?

---

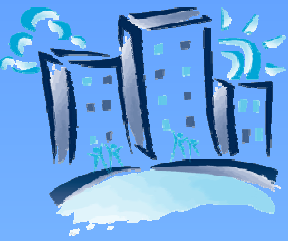
## Air Movement in Apartment Buildings

- Tests show considerable air movement from one unit to another
  - In some cases, up to 65% of air was shared between units

## How Does Air Get In and Out?

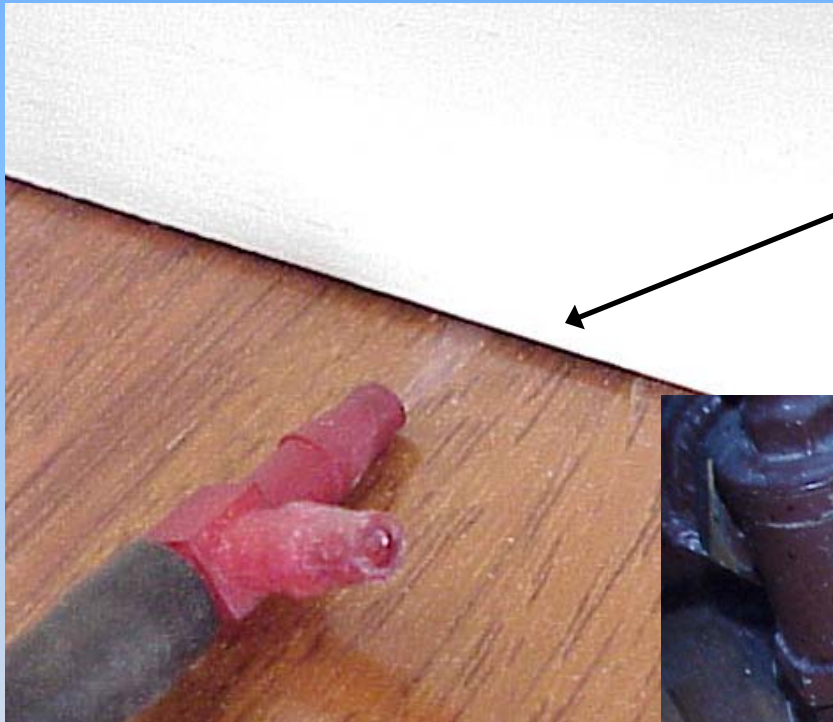
- Gaps in walls, floors, mechanical chases
- Some are accessible. Others are too diffuse or inaccessible for sealing

Live Smoke Free



# Floor Baseboards Have Gaps

---



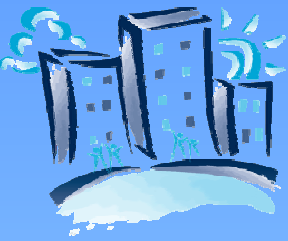
Tracer gas released in one unit...



...seeps into another unit

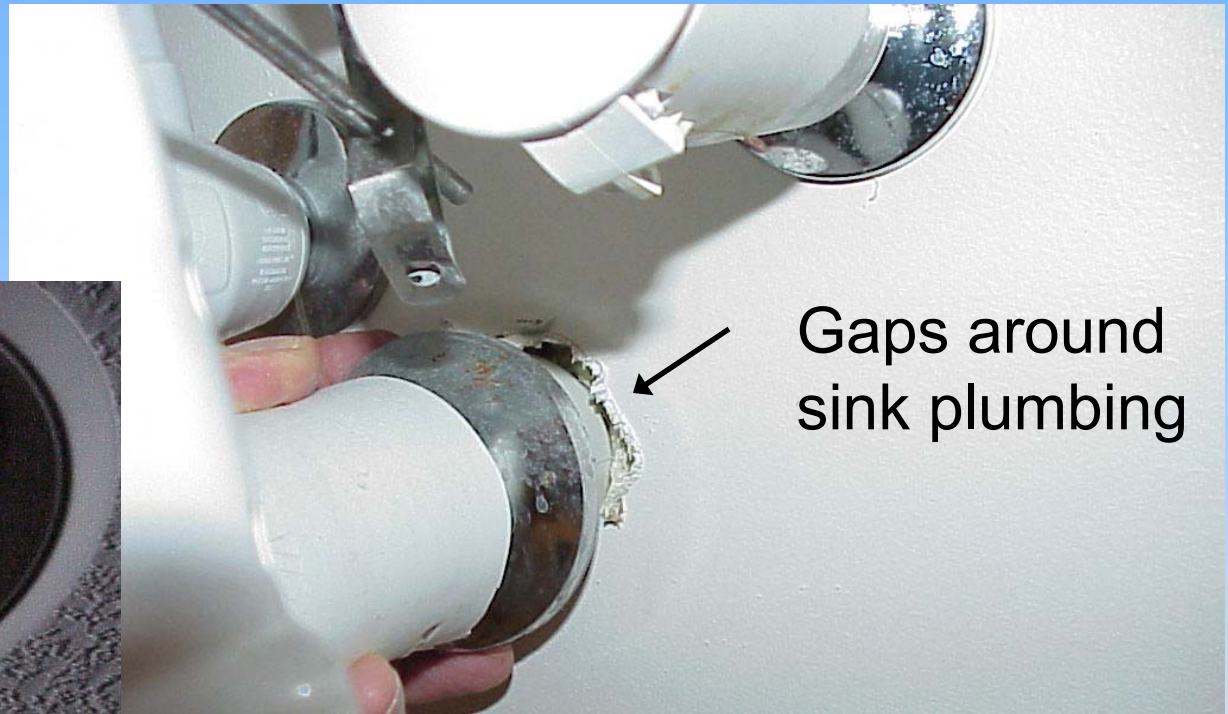


Live Smoke Free



# Most Openings Are Small

---



Gaps around  
sink plumbing



Gaps in recessed  
lighting



# Some Openings Are Big!

Plumbing access panel  
removed



Open  
between  
tubs

Live Smoke Free

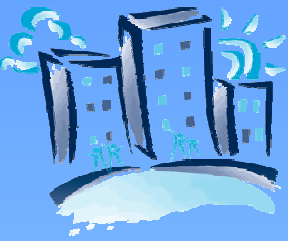


# Corroded Bathroom Fan

---



Live Smoke Free



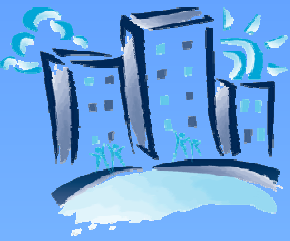
# Other Openings Are Hidden

These openings are very difficult to access once construction is complete





Live Smoke Free



# Ventilation Is Not The Solution

---

- Air flow between units in apartment buildings is significant, and is difficult to reduce and virtually impossible to eliminate
- Costs of mitigation exceed what most owners are willing to pay (average cost per unit = \$700)

(CEE Report; 2004 costs)



# Conclusions On Air Movement

---

Based on the CEE research, the U.S. Surgeon General and ASHRAE, secondhand smoke cannot be completely controlled by ventilation or air cleaning:

- The American Society of Heating, Refrigerating & Air-Conditioning Engineers (ASHRAE) position document on secondhand smoke: “At present, the only means of effectively eliminating health risk associated with indoor exposure is to ban smoking activity.” ([www.ashrae.org](http://www.ashrae.org), 2008)
- The 2006 Surgeon General’s report states that the only way to protect people from the dangers of secondhand smoke is to eliminate the smoke

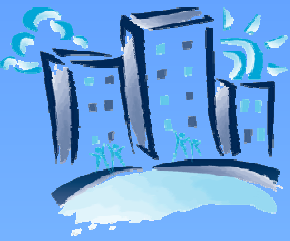


# Benefits Of Smoke-Free Policies

---

Things to Think About When You  
Turn Over a Smoking Unit

Live Smoke Free

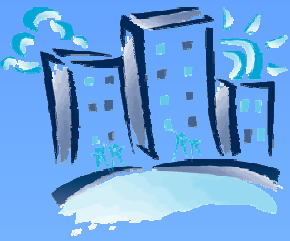


# Property Damage

---

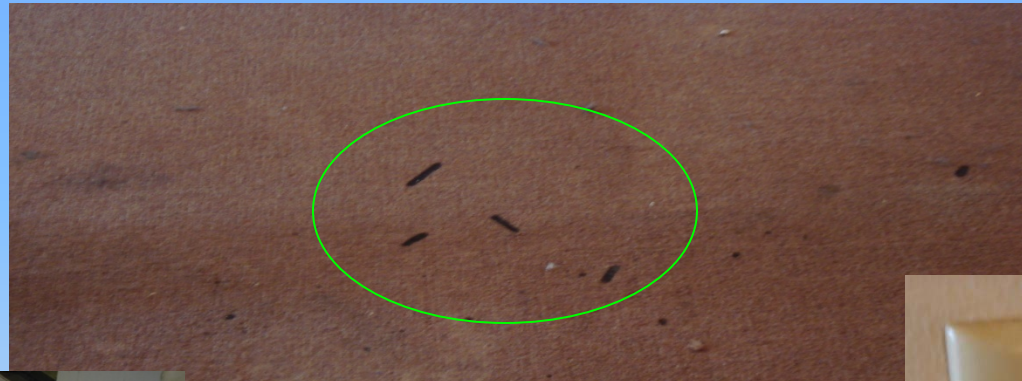
- Residue and stains on walls, curtains, cabinets, blinds, appliances, and fixtures
- Odor in carpets, curtains, and walls
- Burn damage to tiles, carpets, curtains, countertops, bathtubs

Live Smoke Free



# Property Damage

**Cigarette Burns  
on Carpet**



**A/C Filter With  
Smoke Damage**

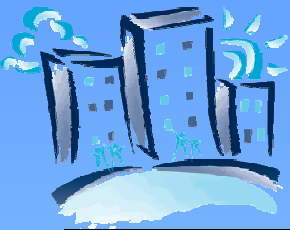


**Residue on Walls**



**Residue on  
Electrical  
Outlet**

Live Smoke Free

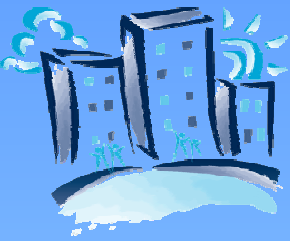


# Turnover Costs Add Up

	Non-Smoking	Light Smoking	Heavy Smoking
General Cleaning	\$240	\$500	\$720
Paint	\$170	\$225	\$480
Flooring	\$50	\$950	\$1,425
Appliances	\$60	\$75	\$490
Bathroom	\$40	\$60	\$400
<b>Total</b>	<b>\$560</b>	<b>\$1,810</b>	<b>\$3,515</b>

Data reflects surveys from housing authorities and subsidized housing facilities in New England. Collected & reported by Smoke-Free Housing New England, 2009. This information is courtesy of the National Center of Healthy Housing.

Live Smoke Free



# Smoke Free Saves Money

---

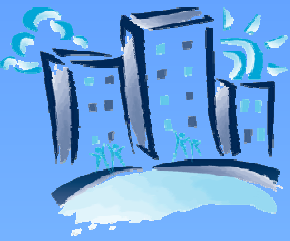
“Once the home is cleaned and restored, keeping it smoke free leads to many benefits for the property manager and the owner. We have seen more **timely lease-ups**, which leads to **increased rents** and a **very satisfied client**. It is definitely worth the time, investment and commitment.”

- Barb Casey, Marketing Director, Kennedy Restoration (OR)

From [www.smokefreeoregon.com](http://www.smokefreeoregon.com)



Live Smoke Free



# Smoking Is A Fire Hazard

---

- Smoking caused 100% of fire deaths in Minnesota multi-family buildings in 2008

(MN Fire Marshal, 2008)

- The average dollar loss per residential structure fire is nearly \$20,000 per incident (MN Fire Marshal, 2008)



- Apartments account for a larger share of smoking-related fires than other residential fires

(U.S. Fire Administration, 2005)





isting.

Apartment fire in Burnsville, Minn. June 6, 2007.

ST. PAUL PIONEER PRESS ■ WWW.TWINCITIES.COM

# LOCAL NEWS

CITY EDITION

SHOREVIEW

NOVEMBER 25, 2001

## 1 killed, 3 injured in apartment fire

Four-hour, early-morning blaze leaves possibly hundreds homeless

BY AMY MAYRON  
Pioneer Press

A woman was killed and three people were injured Saturday in a Shoreview apartment-complex fire that took 70 firefighters more than four hours to completely extinguish.

The fire started about 1:50 a.m. in the deceased victim's first-floor apartment at Shoreview Hills, 4134 Lexington Ave, just north of Interstate 694.

The fire started in the living room but didn't want to comment until he had autopsy results from the Ramsey County Medical Examiner early this week.

Fire companies from nine fire departments, as well as deputies from the Ramsey County Sheriff's Office, responded to the multi-alarm blaze. The first responders saw fire engulfing the first-floor apartment and spewing out the top of the three-story building. Within minutes, the two apartments above the first floor were pulled in flames as well, said Fire Chief Dave

Chief Dave Schreier, left, and Capt. Steve Mach, both with the Lake Johanna Volunteer Fire Dept., inspect the scene of an apartment fire that started about 1:50 a.m. Saturday at Shoreview Hills Apartments in Shoreview.



Plymouth, MN



A man looks on as firefighters work to put out a fire started by a cigarette at a Bloomington apartment complex.



# The Market For Smoke-Free Housing

---

What is the Demand for Smoke-Free  
Housing Among Renters and  
Building Owners?



# Current Smoke-Free Housing Stock

---

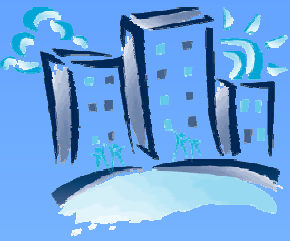
## Smoke-free apartment buildings in the US

- 154 housing authorities in the US are smoke free
- 1000s of market rate buildings are smoke free

## There over 450 smoke-free buildings in Minnesota

- Including buildings managed by Steven Scott Management, Bigos Management, & the entire Mint Properties portfolio
- Over 40 public housing authorities
- Nearly 300 of those smoke-free buildings are in the Twin Cities Metro Area

Live Smoke Free



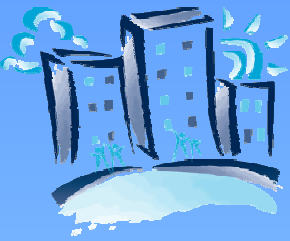
# Market For Smoke-Free Housing

---

**Statewide research project on smoke-free multi-housing  
in Minnesota conducted from 2000-2004**  
(funded by ClearWay Minnesota)

1. Survey of renters (2001)
  - 50% wanted smoke-free apartments
  - Only 2% lived in a smoke-free apartment
2. Survey of apartment owners (2001)
  - Managers of smoke-free buildings were happy with their smoke-free policy
3. Legal advisory committee (2002)
  - Smoke-free policies are legal
  - Committee developed a smoke-free lease addendum
4. Testing of air movement in apartment buildings (2004)
  - Air movement is significant
  - Secondhand smoke has many opportunities to travel through a building

Live Smoke Free



# 2009 Research

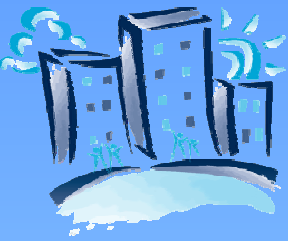
---

## **Twin Cities research project on smoke-free multi-housing in seven-county metro area conducted from 2008-2009** (funded by Tobacco-Free Communities grant from MN Dept. of Health)

- Survey of renters (2009)
  - 75% would be likely to choose a smoke-free building over a smoking-allowed building if the buildings were the same in every other way.
  - 50% of all renters are willing to move to live in a smoke-free building
- Survey conducted by Wilder Research
- Goal was to develop trend data from the 2001 tenant survey

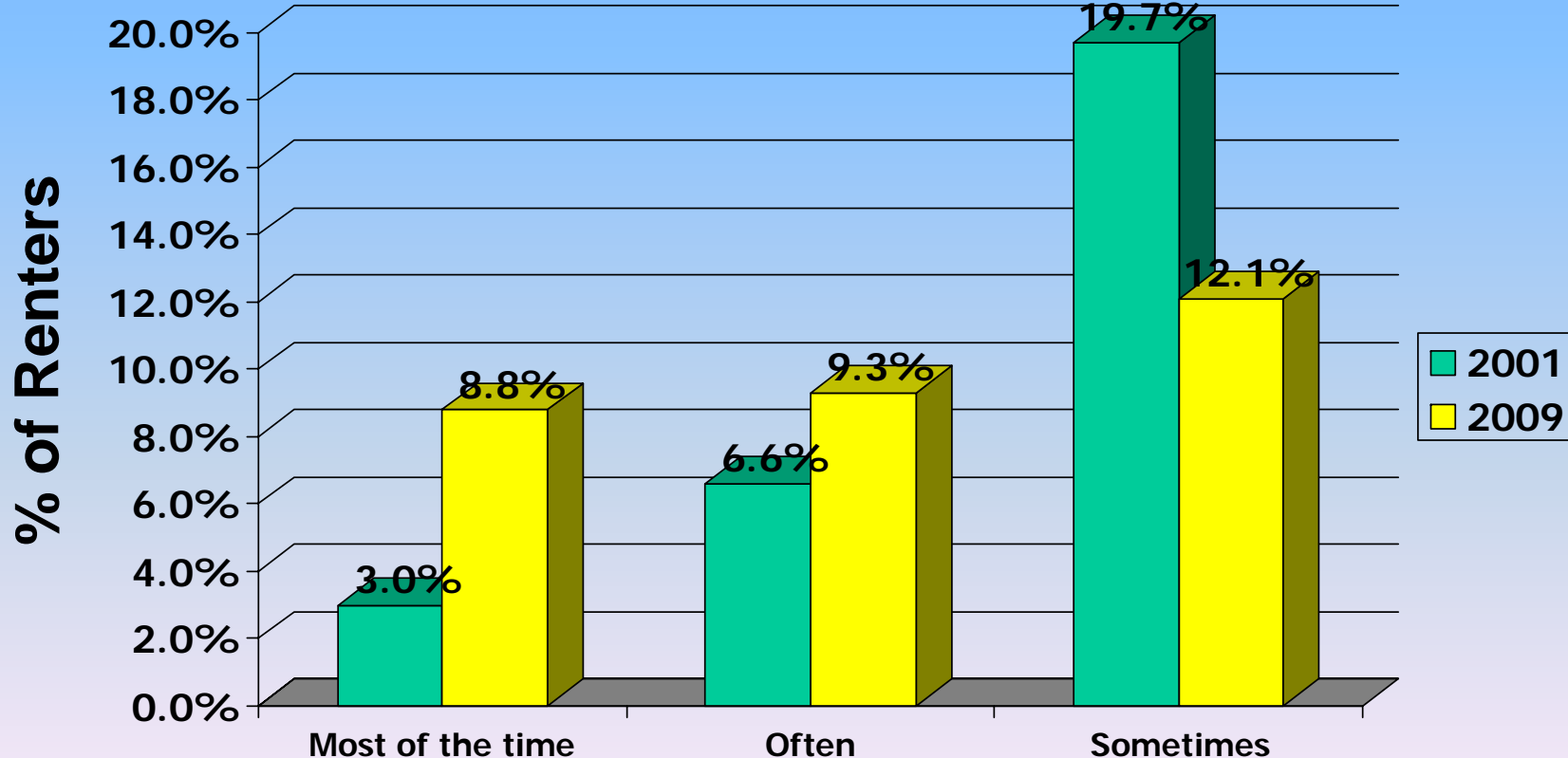
*Full report available at [www.mnsmokefreehousing.org](http://www.mnsmokefreehousing.org)*

Live Smoke Free



# Renters Are Exposed To Secondhand Smoke

*“How often has tobacco smoke odor gotten into your apartment from somewhere else in the building?”*





# Renters Are Interested In Smoke-Free Policies

**All units: 73%**



**Patio/balconies: 62%**

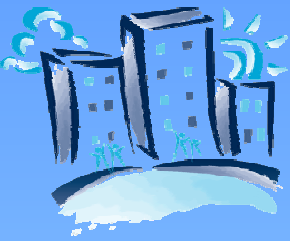


**Bldg. Entrances: 64%**



**All property:  
62%**

Live Smoke Free



# A Smoke-Free Policy Is An Amenity Renters Look For

*“If you were planning to move, would you be willing to do the following to live in a completely smoke-free apartment building?”*



**No pool or  
playground 47%**



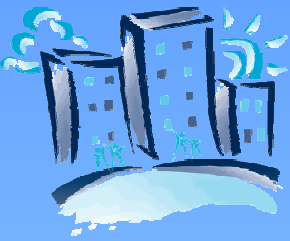
**Pay \$25 more  
each month in  
rent 23%**



**Drive 10 minutes  
further to work  
36%**



Live Smoke Free



# Mint Properties: Testimonial

---

- 42 properties in St. Paul & Minneapolis
- All properties implemented smoke-free policies fall 2009
- Largest portfolio of smoke-free buildings in Minnesota





# Mint Properties: Testimonial

---

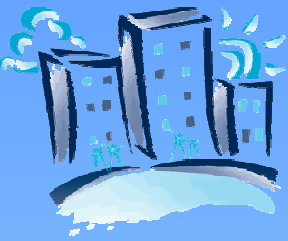
Mint Properties managers say the smoke-free policy give them a market advantage.



“The response from our tenants was **overwhelmingly positive**. We received several thank you notes and phone calls, some from smokers.”

- Dan Largen, Property Manager, Mint Properties

Live Smoke Free



# Mint Properties: Testimonial

---

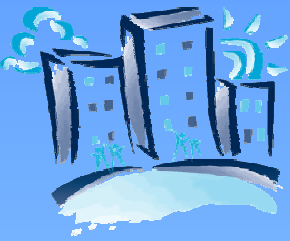
## Residents enjoy their smoke-free building!

“Thank you for making the ‘non-smoking’ policy for the building. Even before it went into effect, I noticed less ‘butts’ in the laundry room and less smoke in the hallways. It is also helping me personally as I was smoking and have decided to quit.”

– *Letter from Mint Properties resident*



Live Smoke Free

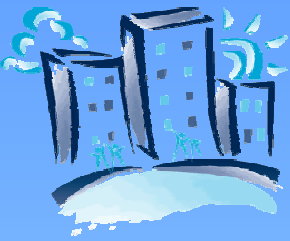


# Common Legal Concerns

---

- State Law
- Federal Law
- Public Housing Considerations
- Individual Rights and Discrimination
- Legal Liabilities
- Enforcement

Live Smoke Free



# State Law

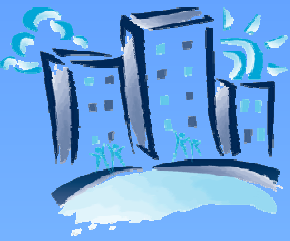
---



What does current state law prohibit or permit in regards to smoking in rental apartment buildings?

- Minnesota Clean Indoor Air Act:
  - Prohibits smoking in common areas of rental apartment buildings: such as hallways, laundry rooms, enclosed garages
  - Prohibits smoking in public places and places of employment: such as rental offices and maintenance areas
  - State law does not regulate drifting smoke
- No law prohibits smoking in individual rental units
- No law prohibits a landlord from making an entire apartment building smoke free

Live Smoke Free



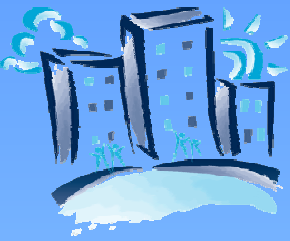
# Federal Law

---

What does current federal law prohibit or permit in regards to smoking in rental apartment buildings?

- No federal law prohibits designation of an entire rental apartment building as smoke-free
- Letters from Housing and Urban Development officials stating that smoke-free policies can be instituted
- Americans with Disabilities Act, Rehabilitation Act and Fair Housing Act could be used by tenants with disabilities to reduce or eliminate exposure to secondhand smoke





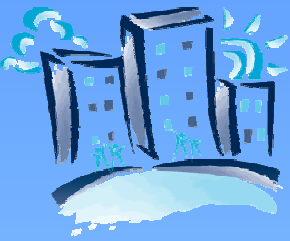
# Federal Law

---

## Method of implementing smoke-free policies depends on the type of assisted housing

- **Project-based Section 8**
  - Smoke-free policy is generally implemented via a change to house rules. HUD requires use of standardized lease and has to approve lease changes. Generally only approved for state and local law changes.
- **Voucher-based Section 8**
  - Smoke-free policy can be implemented through lease amendment or house rules. Change to lease or rules must be “reasonable.”
- **Federally Assisted Public Housing**
  - Smoke-free policy can be implemented through lease amendment or house rules.
- **Rural Development**
  - Smoke-free policy is implemented through change in house rules. Agency must approve rules change.

Live Smoke Free



# Surgeon General

---

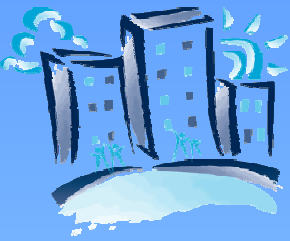
In 2009, Surgeon General announced a Call to Action to Promote Healthy Homes

## Secondhand Smoke

An estimated 38,112 lung cancer and heart disease deaths annually are attributed to exposure to secondhand smoke (Centers for Disease Control and Prevention 2005b). Secondhand smoke also contributes to respiratory diseases and other health problems. In 2000, more than 126 million U.S. residents ages 3 years and older were exposed to secondhand smoke; for most, the home was the primary site of exposure (U.S. Department of Health and Human Services 2006). The risk for exposure extends beyond the immediate family. Smokers living in multifamily residences (such as apartment and condominium complexes) can affect not only family members, but other residents as well.



Live Smoke Free



# HUD Strategic Plan

U.S. Department of Housing and Urban Development  
/ Office of Healthy Homes and Lead Hazard Control

June 2009

## Leading Our Nation to Healthier Homes:

The Healthy Homes  
Strategic Plan

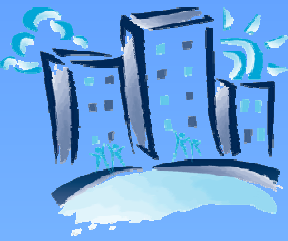


### *Critical Public Health Needs*

It is important to acknowledge emerging public health needs and their relationship to the work of the OHHLHC.

- 1) **Smoke-Free Housing** – As the dangers of exposure to secondhand smoke and the benefits of smoke-free environments have become better understood, so has the demand for smoke-free housing. As of November 2008, over 100 local Housing Authorities nationwide had adopted smoke-free policies for some or all of their apartment buildings, 27 of which were adopted since January 2008 (TCSG, 2008). Letters from multiple HUD field offices, including one from the Chief Counsel in HUD's Detroit field office, have stated that housing authorities and HUD-subsidized owners may adopt smoke-free "house rules" without approval from HUD. HUD and its federal partners have the opportunity to facilitate the adoption of smoke-free housing in the immediate future. The OHHLHC will continue to support these efforts within assisted housing by collaborating with the program offices to encourage further adoption of smoke free policies.

Live Smoke Free



# HUD Recommendation



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Office of Healthy Homes and Lead Hazard Control

**SPECIAL ATTENTION OF:**

Regional Directors; State and Area  
Coordinators; Public Housing Hub  
Directors; Program Center Coordinators;  
Troubled Agency Recovery Center Directors;  
Special Applications Center Director;  
Public Housing Agencies;  
Resident Management Corporations;  
Healthy Homes Representatives

**NOTICE: PIH-2009- 21 (HA)**

Issued: July 17, 2009

Expires: July 31, 2010

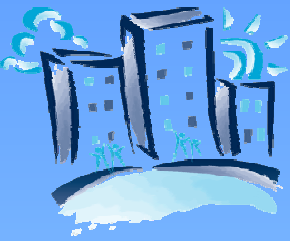
**Cross Reference:**

24 CFR 903.7(b)(3)

24 CFR 903.7(e)(1)

Subject: Non-Smoking Policies in Public Housing

1. **Purpose.** This notice strongly encourages Public Housing Authorities (PHAs) to implement non-smoking policies in some or all of their public housing units. According to the American



# Discrimination

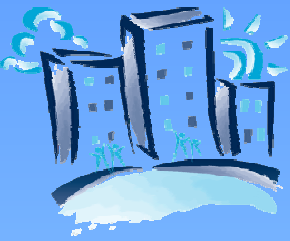
---

No, it is not discriminatory to designate an entire building or property smoke free.

- Smoking is not a protected activity or right.
- An individual's status as a smoker is not a protected category (race, ethnicity, national origin, etc.), or a recognized disability.
- An individual's addiction to nicotine is not recognized as a disability

Recommendation: Implement policy based on activity (smoking) and not individual's status.

Live Smoke Free



# Legal Risks Of Allowing Smoking

---

What are a landlord's potential risks if the property is designated as smoking-permitted and smoke transfers to another apartment?

- Possible tenant actions for violation of warranty of habitability, trespass, or nuisance which could result in rent abatement or judicial termination of leases
- Tenant accommodation actions under the Americans with Disabilities Act, the Federal Fair Housing Act, or the Minnesota Human Rights Act requiring reasonable accommodation in housing for individual with a disability
- Growing likelihood of suits based on the landlord knowing the dangers of secondhand smoke transfer and not acting to reduce exposure





# Legal Liabilities Of Going Smoke Free

---

What are a landlord's liabilities if the building is designated smoke-free and someone gets ill from another tenant smoking in violation of the policy?

- No cases have found landlord liable for not ensuring smoke-free environment when building designated as smoke-free
- Smoke-free lease addendum language should state that landlord will use best effort to provide smoke-free environment, but cannot guarantee better quality of air
- Addendum should state that landlord needs tenants' assistance in enforcing the policy

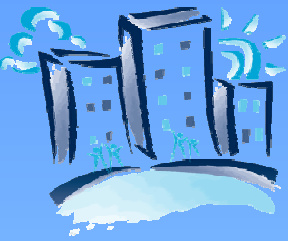


# Enforcing A Smoke-Free Policy

---

- Prepare everyone
  - Document everything
- Enforce every violation

Live Smoke Free



# Enforcing A Smoke-Free Policy

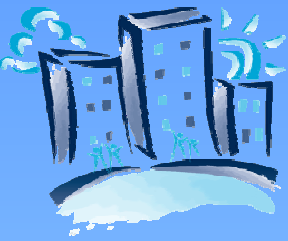
---

How does a landlord enforce a smoke-free policy?

- Ensure that the lease language prohibits smoking and specifies that it is a violation of the lease to smoke
- Include language stating that a breach of the lease could result in eviction
- Treat violation of smoke-free policy as any other lease violation, i.e., violation could result in lease termination
- Document violations and get witnesses who would be able to testify to incidents of smoking by tenant



Live Smoke Free



# How-To Overview

Three primary steps to adopting a smoke-free policy

*A Three-Part Series for Apartment Managers:  
Adopting a Smoke-Free Building Policy*



**Step One:**

"I'm Thinking of Adopting a Smoke-Free Building Policy."



*A Three-Part Series for Apartment Managers:  
Adopting a Smoke-Free Building Policy*



**Step Two:**

"I've Decided to Adopt a Smoke-Free Policy"



*A Three-Part Series for Apartment Managers:  
Adopting a Smoke-Free Building Policy*



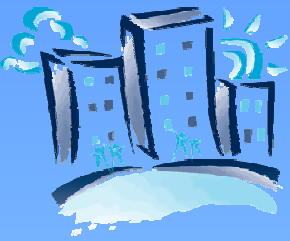
**Step Three:**

"I Have a Smoke Free Building!"





Live Smoke Free



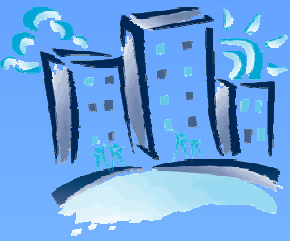
# What Is Your Situation?

---

- **New construction?**
- **Renovating or purchasing an older building?**
- Who determines **policy decisions** for your building?
- Live Smoke Free can offer **consultations and presentations** to your staff



Live Smoke Free

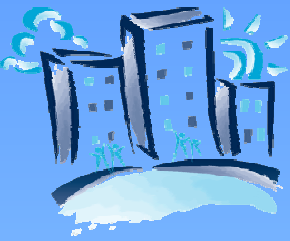


# Survey Your Tenants

---

- Live Smoke Free has sample surveys and letters to send to tenants
- Find out how many tenants smoke
  - Not all smokers allow smoking in their units
- A survey serves two purposes:
  - Gathers feedback
  - Alerts tenants that change may be ahead



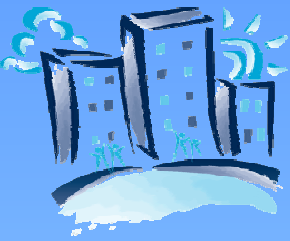


# Set A “Quit Date”

---

- Set a **time frame** for implementing the new policy
- **Notify tenants** of your reasons for going smoke free
  - Live Smoke Free has notification letters to send to tenants
  - Inform them that at that time they will need to abide by the new policy if they wish to remain in the building
- Renew leases and include a smoke-free policy
  - Live Smoke Free has a smoke-free lease addendum
- Initiate all new leases with the smoke-free policy
- Live Smoke Free can offer **presentations** to your tenants





# Determine Incentives

---

- Whether to offer incentives and the type of incentives differ from building to building
- Offer tenants an incentive to sign the smoke-free policy early
  - Free use of a community room
  - Free or prime parking space for a month
  - Refreshments in the rental office
- Consider offering the option for smoking tenants to move to another building in your complex





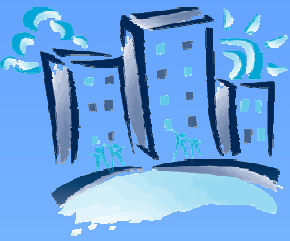
# Post Signs And Notify Tenants

---

- Send out an announcement to tenants a few days prior to the policy going into effect
- Post signs at the entrances to the buildings and anywhere else on your property where you want to ensure that no smoking occurs
- Signs and window clings are available for **free** from Live Smoke Free



Live Smoke Free



# Free Signs



Signs for individual apartment units. 3.5" x 5" with adhesive backing.

Welcome to Our  
Smoke-Free Building

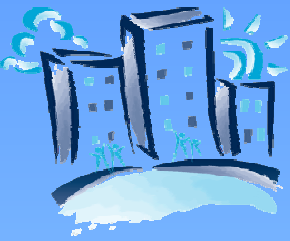


For the health of our community,  
this building is 100% smoke free,  
including common areas and  
apartment units.

Thank You.

[www.mnsmokefreehousing.org](http://www.mnsmokefreehousing.org)

Live Smoke Free



# Advertise Your Policy

---




- Tenants are looking for smoke-free buildings
- Advertising that your building is smoke free will make it stand out to tenants searching for somewhere to live
- List it on Live Smoke Free's online directory of smoke-free apartment buildings

***[www.mnsmokefreehousing.org](http://www.mnsmokefreehousing.org)***





# Online Smoke-Free Housing Directory

**Live Smoke Free**

Healthier Buildings, Happier Tenants,  
A Smart Investment.

[Landlords](#) [Tenants](#) [Organizations](#)

**Smoke-Free Housing Directory**  
[Add a Building](#)

[Landlords' Legal Rights](#)

[Steps to go Smoke Free](#)

[Smoke-Free Policy Benefits](#)

[Research](#)

[Secondary Smoke Facts](#)

[Links & Resources](#)

[About Live Smoke Free](#)

**Documents Referenced:**  
(Open as pdf, new window)

- [Model Smoke-Free Lease Addendum](#)
- [Toward Smoke-Free Living](#)

[Join Our Email List!](#)  
powered by: [SP WebSubscribe](#)

**My Landlord Account**

**Smoke-Free Housing Directory**  
Take control of the data you report. Register for a landlord account.

Use the directory below to search smoke-free apartments and townhomes in the Minnesota.

What area of the state do you want to search?

State:

What counties?

Aitkin  
 Carlton  
 Dakota  
 Hennepin  
 Ramsey

\* To use the ZIP line to select multiple options, if you haven't selected any county, the search will be made by all counties.

What cities?

Allentown  
 Anckerly  
 Appleton  
 Arden Hills  
 Aurora  
 Avondale  
 Bayport

\* Our system shows only the cities in which we have smokefree listings. [Click here to view all of our listings.](#)

Search by City Name

City:

Apartments   
  Condos   
  Co-Ops   
  Townhomes  
 Mixed-Use Housing   
  Subsidized Housing   
  Senior Housing   
  Student Housing

Smoke-free indoors only   
 Smoke-free indoors and outdoors

Number of bedrooms:

Studio/0 bedrooms   
 1 bedroom   
 2 bedrooms   
 3 or more bedrooms

Monthly Rent Price Range:

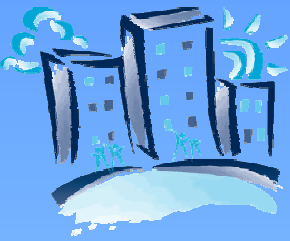
to

Air conditioning   
 Design space available   
 Pet-friendly  
 Billiard room   
 Heat included in rent   
 Pets or desk  
 Car wash bay   
 High-speed Internet service   
 Pets allowed  
 Concierge services   
 In-unit pool   
 Playground  
 Controlled access system   
 Laundry facility   
 Units included in rent  
 Dishwasher   
 Off-street parking   
 Washer & dryer in unit  
 Elevator   
 On-site management  
 Exercise facility   
 Outcrop

**SEARCH OUR SMOKE-FREE HOUSING DATABASE**



Live Smoke Free



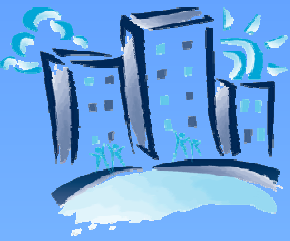
# Enforce Your Policy

---

- Smoke-free policies are largely self-enforcing
- Ensure that the lease language prohibits smoking and specifies that it is a violation of the lease to smoke in case an eviction becomes necessary
- Document violations and get witnesses who would be able to testify to incidents of smoking by tenant
- **Enforce a smoke-free policy the way you would enforce other policy or lease violations** (i.e., documented warnings and possible eventual termination)



Live Smoke Free



# How to Contact Us

---

## **Public Health Law Center:**

Warren Ortland, J.D.

Staff Attorney

[warren.ortland@wmitchell.edu](mailto:warren.ortland@wmitchell.edu)

651-290-7539

## **Live Smoke Free Staff:**

Carissa Duke

Regional Program Director

[crd@ansrmn.org](mailto:crd@ansrmn.org)

651-646-3005

## **LSF Program Coordinators:**

Cassandra Carlson Stepan

Suburban Hennepin County

[ccs@ansrmn.org](mailto:ccs@ansrmn.org)

651-646-3005

Matt Farmer

Dakota & Ramsey Counties

[mjf@ansrmn.org](mailto:mjf@ansrmn.org)

651-646-3005

Rebecca Lechner

Anoka, Scott, Carver & Washington

Counties & Minneapolis

[rl@ansrmn.org](mailto:rl@ansrmn.org)

651-646-3005