

Smoke-free housing policies are:

LEGAL.

Smokers are not a protected class under any state or federal law.

Smoke-free policies do not infringe on the legal rights of individuals. Smoke-free policies address smoking behavior only, and do not prohibit smokers from living in your community.

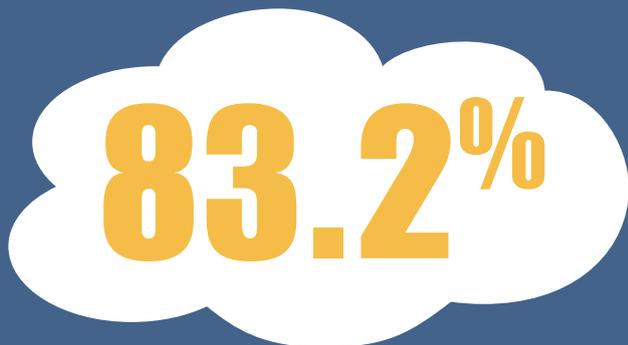
Smokers don't have legal protection but people with chronic health problems do, and may file complaints under the Fair Housing Act or the Americans with Disabilities Act.

DESIRABLE.

83.2 percent of adults in Florida do not smoke. Four out of five nonsmokers would prefer living in a smoke-free community.

9,000 smoking-related fires occur in residential buildings each year. Smoking-related fires are the leading cause of fire deaths, accounting for 17 percent of fire deaths in residential buildings.

Smoking-related fires in residential buildings result in an average of approximately 365 deaths, 925 injuries, and \$326 million in property loss each year.



of adults in Florida do not smoke



smoking-related fires occur in residential buildings each year



Four out of five nonsmokers would prefer living in a smoke-free community



ENFORCEABLE.

Property managers who have implemented no-smoking policies in their communities have generally found it much easier than they had imagined.

Smoke-free policies can be enforced the same as any other rule or policy (pets, noise, excessive trash). Smoke-free policies are largely self-enforcing and complaint-based.

Enforcing a no-smoking policy is less of a headache than mediating disputes between smokers and nonsmokers without a policy in place.

Implementing 100 percent smoke-free environments is the only effective way to protect the population from the harmful effects of exposure to secondhand smoke.

99.7%

of property managers surveyed said a smoke-free policy had a positive or neutral effect on occupancy



GOOD BUSINESS.

A smoke-free apartment can be turned over more quickly, reducing down time and getting it re-rented sooner.

Turning over a smoke-free apartment **costs considerably less** than one that has been smoked in.

Cleaning a Smoke-Free Two-Bedroom, Two-Bath Apartment

General cleaning:
• Appliances
• Bathroom
• Carpet
Paint
Average cost: \$570

Cleaning and Removing Smoke Residue from a Two-Bedroom, Two-Bath Apartment

Clean and sanitize HVAC, replace ducts
Remove cabinetry, drywall, flooring
Clean, treat, seal all that remains
Install replacement materials, including padding and carpet
Paint walls and ceiling
Replace appliances
Average cost: \$7,025

Source: Florida Apartment Association research

