







## 4R2, H0UFDVPRNHIUHHSROE

A. Experienced property owners use a variety of strategies to enforce their smoke-free policies. They advertise their units as smoke-free to attract residents who either don't smoke or only smoke outside. They put the smoke-free rule in their lease agreement, and talk to their residents about it when they show the property and when residents sign the lease. They post signs in the building and on the property. They tell residents that if they smoke in their units, they will be financially responsible for bringing the unit back to condition, which could cost thousands of dollars. They have a system of warnings, fine, and evictions for failing to follow the smoking rule just like any other rule. They visit the properties regularly and perform inspections. Some provide a designated smoking area outside, away from windows and doors. Many residents support smoke-free policies. In fact, once the rule is established, you are likely to attract residents who not only support smoke-free policies, but also intentionally seek out properties that are smoke-free. In summary:

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- Put the smoke-free policy in the lease or lease addendum and have UHVBOs sign it.
- Tell your residents why you have a smoke-free policy ~~it~~ it will improve the quality of the air in their home and decrease the risk of fire.
- Clearly Post No Smoking ' signs as a reminder to both residents and guests.
- Respond promptly to complaints of secondhand smoke.
- Make it clear that residents will be held responsible for complying with the smoke-free policy in the same way they are responsible for complying with other lease requirements, i.e. pets, noise, trash, etc.