

# SMOKE FREE



Higher Profits. Happier tenants. A healthier apartment.

## Allowing smoking in your building is expensive and dangerous.

- Apartment turnover costs could be as much as six times greater when smoking is allowed (see chart).
- Smoking is the leading cause of home fire deaths in Connecticut.
- Implementing a smoke-free policy may save you money on your property casualty insurance. Ask your carrier today!
- There is no safe level of exposure to secondhand smoke, and you can't filter the problem away. Air filter systems are designed to remove odors, not the cancer-causing chemicals that are the result of tobacco smoke.
- Under current law common areas such as laundry rooms, hallways, and recreation rooms, must be smoke-free. However, this isn't enough, since secondhand smoke travels from unit to unit.

The Financial Burden					
NONSMOKING UNIT			SMOKING UNIT		
Labor	12 Hours x \$35/hour	= \$420	Labor	30 Hours x 35/hour	= \$1050
Paint	3 Gallons	= \$ 60	Paint	4 Gallons	= \$ 80
Ceiling Paint	2 Gallons	= \$ 40	Ceiling Paint	3 Gallons	= \$ 60
Carpet Shampoo		= \$ 50	Carpet Shampoo		= \$ 50
			Primer		= \$ 100
			Replace Rug Burns*		= \$ 600
			Replace Laminates*		= \$ 800
<b>TOTAL</b>		<b>\$570</b>	<b>TOTAL</b>		<b>\$1,340 - \$2,740</b>

\*Costs depend on carpet and countertop condition  
Analysis provided by Sanford Housing Authority, 2004 and Auburn Housing Authority, 2006

## Smoke-free policies are legal, easy, and popular.

- There is no legal barrier to enacting a smoke-free policy. People who smoke are not a protected class under Connecticut or Federal anti-discrimination laws.
- You can make your entire property smoke-free, including all apartment units and outdoor spaces. Everyone deserves to breathe clean air.
- Recent surveys show that as many as 78% of tenants, including smokers, would choose to live in a smoke-free complex.
- Change the language of the lease to include a smoke-free policy. When new or renewing tenants sign, the policy will be clear. For more information, including adopting a smoke-free policy in subsidized housing, see the Tobacco-Free Living resources at the Tolland County Community Transformation website: [www.ehhd.org/tobacco-free-living](http://www.ehhd.org/tobacco-free-living)