

Sample Smoke-Free Policy

(Name of Complex) Smoke-Free Policy

Due to increased risk of fire, increased maintenance costs, and the health effects of secondhand smoke, the landlord is adopting the following Smoke-Free Policy which covers the areas defined below. Non-adherence to the policy will be considered grounds for immediate termination of the lease.

A. REGULATIONS OF SMOKING INDOORS:

Smoking shall be prohibited in all enclosed areas. This includes, but is not limited to, the Community Building, all common areas, individual apartments, hallways, stairs, elevators, restrooms, motor vehicles owned or leased by XXXXX, and any other enclosed areas.

B. REGULATION OF SMOKING OUTDOORS:

1. Notwithstanding the above prohibition on smoking in enclosed areas, XXXXXXX shall also prohibit smoking in all outdoor areas (including individual apartment decks, patios, and common areas) except at a designated smoking area. This is an area that is physically accessible to all residents, and located more than 25-feet from any door or window to ensure that tobacco smoke does not enter the enclosed areas of xxxxxxx.
2. Residents and guests are allowed to use the outdoor designated smoking area at any time, but must not infringe on any resident's right to the quiet enjoyment of their apartment.

C. DEFINITION OF SMOKING:

The term "smoking" means inhaling, exhaling, breathing, carrying, or possessing any lit cigar, cigarette, pipe, or other tobacco product or similar lit product including, but not limited to, medicinal and non-medicinal marijuana in any manner or form. This lease's definition of "smoking" also includes electronic nicotine delivery devices, or e-cigarettes.

D. COMMUNICATION OF NO SMOKING POLICY

The no smoking policy of XXXXXXX shall be communicated by the Administrator to all current employees, residents, and applicants. The landlord will post no-smoking signs at various places on the grounds to promote the smoke-free policy. Residents will not permit any guests or visitors to smoke anywhere on the premises except for the designated smoking area.

E. EFFECT ON RESIDENTS:

Resident acknowledges that current residents residing on the property under leases/rental agreements signed prior to adoption of this smoke-free policy may not be immediately subject to this smoke-free policy. As current residents move out, have current leases expire or enter into new lease/rental agreements, the smoke-free policy will become effective for them and their guests.

NO SMOKING POLICY AGREEMENT

I understand that XXXXXXXX has a No Smoking Policy that prohibits smoking in any of the common areas, within any enclosed areas of the complex including individual apartments, and individual decks and patios of the complex. I also understand that there is a designated smoking area that residents and guests may use to smoke.

I have received and read a copy of the XXXXXXXXX Smoke-Free Policy, and agree to abide by its provisions.

Resident/Applicant Signature

Date

Manager Signature

Date