

# 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.

85.5 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.



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## 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 contributes to a stable or growing occupancy rate



## 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



# FAA Smoke-Free Multifamily Housing Certification

## How do I apply for FAA Smoke-Free Certification?

To apply for certification, send the completed application form, document checklist, and supporting documents by one of these methods:

### Mail to:

FAA Smoke-Free Certification  
200 East Robinson Street, Suite 900  
Orlando, FL 32801

### Email to:

smokefree@faahq.org

### Fax to:

407-960-2911

## How do I obtain an FAA Smoke-Free Certification application?

You may obtain an application for Smoke-Free Certification and a document checklist on our website, [www.faahq.org/smoke-free-housing](http://www.faahq.org/smoke-free-housing)

## How can I make residents, potential residents, guests, and staff aware of the apartment community's FAA Smoke-Free Certification?

FAA will provide materials to display in your leasing office or clubhouse, as well as a smoke-free-certified logo to place on your website and printed marketing materials. A list of communities with current smoke-free certifications will be placed on the FAA website, [www.faahq.org/smoke-free-communities](http://www.faahq.org/smoke-free-communities)

## What are the different levels of FAA Smoke-Free Certification and what do they mean?

FLORIDA APARTMENT ASSOCIATION



★ GOLD CERTIFIED ★

**Breathe easy everywhere:**  
No smoking throughout the entire community

FLORIDA APARTMENT ASSOCIATION



★ SILVER CERTIFIED ★

**Breathe easy where you live and play:** No smoking indoors and within 25 feet of buildings and amenities

FLORIDA APARTMENT ASSOCIATION



★ BLUE CERTIFIED ★

**Breathe easy in your home:** No smoking inside units or indoor common areas or on balconies or patios

## How do I implement a smoke-free policy to receive FAA Smoke-Free Certification?

To be certified as smoke-free, a community must have a) a lease or contract that prohibits residents and guests from smoking in the areas specified by the level of certification and b) a policy that prohibits employees from smoking in the areas specified by the level of certification. Communities that use the NAA Click & Lease have access to a no-smoking addendum that is compliant with the FAA Smoke-Free Multifamily Housing Program.

In addition, FAA is working in partnership with the Florida Department of Health and Bureau of Tobacco Free Florida to provide resources for property owners and managers to adopt smoke-free policies. Email [smokefree@faahq.org](mailto:smokefree@faahq.org) for assistance.

## What are the benefits of FAA Smoke-Free Certification?

FAA's Smoke-Free Multifamily Housing Certification demonstrates your community's commitment to providing a healthy living environment for residents and their guests. With your paid certification, you will receive an acrylic display for your leasing office or clubhouse, a window decal detailing the year of certification, and unlimited use of the FAA Smoke-Free Certification logo for your print and digital marketing. FAA will include your smoke-free certified community on the FAA website and will report it to the state Department of Health and Tobacco Free Florida, which provides referrals to prospective residents seeking smoke-free living.

## How do I enforce a smoke-free policy to keep my FAA Smoke-Free Certification?

A smoke-free policy should be enforced in the same way other policies on the property are enforced (e.g., pets, noise, trash, etc.). Owners and managers of smoke-free communities have found that their smoke-free policies are largely self-enforcing and complaint-based, like noise or pet policies. Your lease/contract and employee policy should specify that violations may result in termination of lease or employment.

## If my community enacts a smoke-free policy, is that discriminatory?

No. A smoke-free policy only restricts smoking behavior; it does not disallow smokers from living in your apartment community. It is legal for owners to restrict smoking anywhere on their property, including inside apartment units. Asking applicants if they smoke may constitute discrimination against smokers; consult a legal professional for more information.

## Is there a fee associated with FAA Smoke-Free Certification?

There is a \$95 annual fee, payable to FAA, by check or credit card, as indicated at the bottom of the application.

