

Why Smoke-Free Apartments? Fact Sheet

- The potential base of renters for your apartments is largely non-smoking since 73% of Hoosiers don't smoke. (Source: Indiana Tobacco Cessation and Prevention) Approximately 25% of Indiana citizens live in apartments or mobile homes. (Source: Indiana Business Review)
- Increasingly, tenants are filing complaints about second-hand smoke seepage into their apartments -- more than any other complaint.
- According to the American Association of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), at present the only means of effectively eliminating health risks associated with indoor exposure to tobacco smoke is to ban smoking activity.
- The cost of refurbishing an apartment after a smoking tenant moves will be \$600 to \$3,000 – two to three times more than for a non-smokers apartment.
- Cigarettes are a leading cause of fires in apartment buildings, accounting for 26.4% of fires in multi-family buildings (Source: U.S. Fire Administration/National Fire Data Center, 2002)
- Smoke-free apartment buildings have increased rental and resale value.
- If a resident or prospective resident has a disability or chronic illness made worse by exposure to tobacco smoke, Fair Housing Laws will require reasonable accommodation. The reasonable accommodation could be a move to another unit. Or the smoker whose smoke is causing the problem may be asked to move to another unit. It is not really possible to accommodate a person with allergies, a child with asthma or a person with heart disease unless a non-smoking section or building is designated.
- If a resident is injured or made seriously ill by involuntary exposure to tobacco smoke in one of your buildings and chooses to take legal action, your insurance coverage might not cover that liability. If you have a pollution exclusion in your commercial general liability policy, coverage for a claim resulting from exposure to second-hand smoke could be denied.