

Benefits of Going Smoke Free

What Smoke-Free Housing Can Do for Landlords

In a 2009 survey prepared by The Massachusetts Smoke-Free Housing Project Public Health Advocacy Institute, Northeastern University School of Law, 99 percent of Massachusetts landlords who had a smoke-free rule felt it was a good decision.



According to the same survey, going smoke free can:

- 1. Attract more tenants.** Sixty-seven percent of residents would prefer smoking information in a property listing, while 80 percent of residents are immediately less interested in a unit if they smell smoke when viewing the property.
- 2. Save money by reducing the need for repairs between tenants.** Sixty-five percent of landlords reported paying \$100 or more per apartment in smoking-related repairs. Thirty-three percent paid \$500 more.
- 3. Eliminate the leading cause of residential fire deaths.** Every year, fires, caused by cigarettes result in \$400 million in damages.

4. Reduce conflict among tenants. Thirty-nine percent of Massachusetts landlords who had a smoke-free rule found that it lowered disputes between tenants.

5. Reduce potential legal liability. Under Rhode Island's Residential Landlord and Tenant Act, landlords must keep the premises "in a fit and habitable condition." Residents in other states have won lawsuits based on exposure to secondhand smoke.

6. Potentially reduce your insurance premiums. Some insurance companies may offer landlords discounts on general liability insurance premiums if they implement a no-smoking rule. No-smoking rules reduce the risk of fires, injury, and death. Ask your broker.

