

Smoke-Free Certification:

A Smart Business Decision
for Multifamily Housing



Because clean air is an amenity worth bragging about



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.

83.2 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 had a positive or neutral effect on occupancy



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

Labor	\$420
Paint	\$100
Carpet Shampoo	\$50
Total	\$570

Cleaning and Removing Smoke Residue from a Two-Bedroom, Two-Bath Apartment

Labor, light fixtures, kitchen, bath, appliances	\$2,425
Walls and ceilings	\$875
Deodorize building and carpet ...	\$560
Cabinets, countertops, ductwork	\$503
Clean, strip, and wax floors, doors, windows	\$493
Total	\$4,003

Source: Florida Department of Health and Bureau of Tobacco Free Florida



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
105 East Robinson Street, Suite 301
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.

If my application is incomplete, is it possible to make revisions?

Yes. In the event that your application is incomplete or revisions need to be made, you will have the opportunity to revise and re-submit your application.

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

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.

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 Florida Lease (also known as FAA Click & Lease, powered by Blue Moon Software) 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. Informational presentations will be held at local affiliates throughout the year; check www.faahq.org for dates and locations of presentations, as well as additional resources.

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 an apartment community enacts a smoke-free policy, is that discriminating against smokers?

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 fee, payable to FAA, by check or credit card, as indicated at the bottom of the application.

When does an FAA Smoke-Free Certification expire?

An FAA Smoke-Free Certification will expire one year from the date of issue. You will be able to apply for renewed certification.





About the Florida Apartment Association

The Florida Apartment Association (FAA) is a federation of associations representing and advocating the interests of the Florida multifamily rental housing industry.

Since 1971, the FAA has worked to ensure high property management standards and resident satisfaction and safety in Florida. Volunteer leaders from throughout the state meet quarterly to discuss issues and challenges facing the multifamily housing sector. The association also provides important social and career benefits at both the state and local levels.

FAA represents the majority of apartment homes in Florida — more than 530,000.

FAA represents a diverse array of apartment property types: new and old, urban and rural, luxury and affordable, privately developed and state tax-assisted; large management companies and small individual owners; assisted living facilities for seniors and corporate housing for busy businesspeople. For the public, it is important to note, however, that FAA does not represent condominiums, hotels, motels, and other transient housing. In addition, it is purely a voluntary organization: Not all apartment owners, particularly small individual owners and those in geographical areas remote from city centers, are members of FAA.

FAA is a federation; that is, it serves as an umbrella organization linking 11 independent local associations. FAA provides independent functions and enjoys close relationships with the locals, but locals have their own independent boards of directors and activities. Both FAA and each local association also belong to the National Apartment Association, which provides a wealth of information and services.





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