

## *Presenter*

Jim Bergman, J.D.  
Smoke-Free Environments Law Project  
The Center for Social Gerontology, Inc.  
Ann Arbor, Michigan  
734 665-1126  
jbergman@tcsg  
[www.mismokefreeapartment.org](http://www.mismokefreeapartment.org)  
[www.tcsg.org/sfelp/home.htm](http://www.tcsg.org/sfelp/home.htm)

## MiSmoke-free Apartment

### Smoke-Free Multi-Unit Housing: Blazing Trails - Rapidly!

Tobacco Prevention & Control Program *Blazing Trails* Conference  
Salt Lake City, Utah January 12, 2010

## MiSmoke-free Apartment

### Smoke-free apartments in 2004?

- Virtually no smoke-free apartments or condos could be found in Utah & the U.S. in private or public housing
- Most apartment/condo owners thought it was illegal to have a smoke-free policy
- Many newspapers thought it was illegal to allow ads saying "no smoking" or "SF"
- Most tenants didn't realize they had some rights to smoke-free housing

## MiSmoke-free Apartment

### 2009: Market-rate housing

Hundreds of thousands of units of market-rate housing are smoke-free all across the U.S. & Utah

Includes large, multi-state companies, moderate sized companies, small companies, and single-family home rentals.

## MiSmoke-free Apartment

### 2009: Other affordable housing

Tens of thousands of units of affordable housing are smoke-free all across U.S.

Includes apartment buildings owned by for-profit and non-profit entities, as well as local governments and tribes.

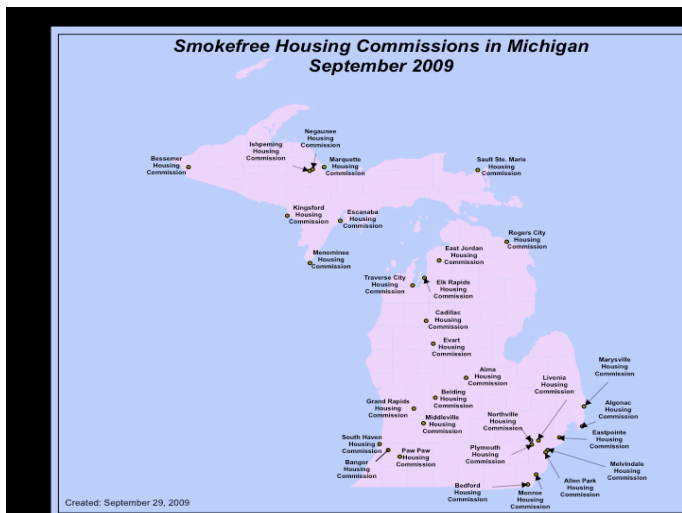
## MiSmoke-free Apartment

### 2009: Smoke-Free Housing Authorities

**Dec. 31, 2009:** over 138 housing authorities in 19 states, including 2 in Utah.

**Dec. 31, 2004:** about 15 housing authorities in 7 states had smoke-free policies for some or all their buildings. None in Utah.

**An increase of over 820% in 60 months.  
Over 2 new housing authorities per month**



Are you or a loved one ready to make the move to convenient, low-maintenance housing? Comfortable apartments, duplexes, and quadruplexes are perfect for seniors, near elderly and those dealing with disabilities. Our facilities offer a number of favorable features and amenities, including:

- \* 24 hour emergency maintenance
- \* Secure units with extra safety precautions
- \* Conveniently located near grocery stores, medical offices, & area churches
- \* Spacious Parking
- \* Carpeted Units with Curtain Rods provided
- \* Kitchen stove and refrigerator provided
- \* Barrier Free Units
- \* Laundry Facilities or Laundry Hook-up
- \* Emergency Call System in Each Unit
- \* Hard-wired smoke detectors provided
- \* Cable T.V. at a Reduced Rate
- \* Lovely Community Room with Kitchen Facilities
- \* Patio & Container Gardening space
- \* **Smoke-free buildings for senior & disabled housing**



**MI Smoke-Free Apartment**

**Why smoke-free apartments?**

- It's legal & HUD strongly encourages it
- Cost savings are significant
- Fire risk and damage reduced
- Health risks of secondhand smoke
- Secondhand smoke cannot be controlled
- Tenants want smoke-free apartments
- Legal liability issues due to SHS intrusions
- Competition from other SF housing

**MI Smoke-Free Apartment**

**Smoke-Free Policies are Legal**

- Smoke-free policies are legal in market-rate and affordable housing, including HUD-subsidized. Utah law explicitly says its legal. [Secondhand Smoke Amendments enacted in 1997.]
- Neither federal nor state law prohibits an owner from making their apartment building totally smoke-free.**

**MI Smoke-Free Apartment**

**Smoke-Free Policies are Legal**

- Many HUD letters state that public & subsidized housing operators are **free under federal & state laws to make their buildings totally smoke-free**, so long as they adhere to state law notice and other requirements.
- Grandfathering only required for as long as the state law requires.

**MI Smoke-Free Apartment**

**Smoke-Free Policies are Legal**

- As the HUD letters have stated:  
***"The right to smoke or not to smoke is not a right that is protected under the Civil Rights Act of 1964 because smokers are not a protected class under federal law."***



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Office of Healthy Homes and Lead Hazard Control

SPECIAL ATTENTION OF:

Regional Directors, State and Area  
Coordinators, Public Housing Hub  
Directors, Program Center Coordinators;  
Troubled Agency Recovery Center Directors;  
Special Applications Center Director;  
Public Housing Agencies;  
Resident Management Corporations;  
Healthy Homes Representatives

NOTICE: PHH-2009-21 (HA)

Issued: July 17, 2009

Expires: July 31, 2010

Cross Reference:  
24 CFR 903.7(b)(3)  
24 CFR 903.7(c)(1)

Subject: Non-Smoking Policies in Public Housing

1. **Purpose.** This notice strongly encourages Public Housing Authorities (PHAs) to implement non-smoking policies in some or all of their public housing units. According to the American Lung Association, cigarette smoking is the number one cause of preventable disease in the United States. The elderly and young populations, as well as people with chronic illnesses, are especially vulnerable to the adverse effects of smoking. This concern was recently addressed by the Family Smoking Prevention and Tobacco Control Act, P.L. 111-31, signed by the President on June 22, 2009. Because Environmental Tobacco Smoke (ETS) can migrate between units in multifamily housing, causing respiratory illness, heart disease, cancer, and other adverse health effects in neighboring families, the Department is encouraging PHAs to adopt non-smoking policies. By reducing the public health risks associated with tobacco use, this notice will enhance the effectiveness of the Department's efforts to provide increased public health protection for residents of public housing. Smoking is also an important source of fires and fire-related deaths and injuries. Currently, there is no Departmental guidance on smoking in public housing.

2. **Applicability.** This notice applies to Public Housing.

3. **Background.** Secondhand smoke, which is also known as environmental tobacco smoke (ETS), is the smoke that comes from the burning end of a cigarette, pipe or cigar, and the smoke exhaled from the lungs of smokers. ETS is involuntarily inhaled by non-smokers, and can cause or worsen adverse health effects, including cancer, respiratory infections and asthma. The 2006 Surgeon General's report on secondhand smoke identifies hundreds of chemicals in it that are known to be toxic. The report (*The Health Consequences of Involuntary Exposure to Secondhand Smoke*) is located at [www.dhs.gov/tobacco/data-statistics/surveillance.htm](http://www.dhs.gov/tobacco/data-statistics/surveillance.htm). Secondhand smoke causes almost 50,000 deaths in adult non-smokers in the United States each year, including approximately 3,400 from lung cancer and another 22,000 to 69,000 from heart disease.

Secondhand smoke exposure causes disease and premature death in children and adults who do not smoke according to the U.S. Environmental Protection Agency (EPA).  
[www.epa.gov/smokefree/healtheffects.htm](http://www.epa.gov/smokefree/healtheffects.htm).

1

# Leading Our Nation to Healthier Homes:

## The Healthy Homes Strategic Plan



U.S. Department of Housing and Urban Development  
Office of Healthy Homes and Lead Hazard Control



## MI Smoke-Free Apartment

### Costs of allowing smoking

#### Smoking damages residential property:

- Causes cigarette burn damage and stench to carpets, counters, etc
- Leaves smoke residue on walls and curtains
- Poses fire hazard

## MI Smoke-Free Apartment

### Costs of allowing smoking

#### Smoking residue increases cost of rehabilitating apartment when smoker moves out.

Owners estimate it costs \$500 to \$8,000 more to rehab an apartment in which a smoker lived than a non-smoker.

## MI Smoke-Free Apartment

### Cigarette-caused Fires

#### Nationally:

- Smoking was the cause of just 9% of apartment fires, but
- Smoking was the cause of 40% of deaths from apartment fires, and
- Smoking was the cause of 16% of injuries from apartment fires

NFIRS, 2002

## MI Smoke-Free Apartment

### Costs of allowing smoking

- Fire damage can cause apartment units to go off-line for months
- Water and smoke damage to adjoining units can take them off-line, as well
- Former residents have to find alternative housing and probably won't return



## MI Smoke-Free Apartment

### What's the problem?

**Secondhand smoke spreads throughout multi-unit dwellings:**

Air quality studies in apartment buildings show that anywhere from 5% to 60% of the air in apartment units comes from other units in the building.



## MI Smoke-Free Apartment

### Secondhand smoke problem

**Secondhand smoke cannot be controlled by ventilation or air cleaning:** On June 30, 2005, the American Society of Heating, Refrigerating & Air-Conditioning Engineers (ASHRAE) issued their latest position document on secondhand smoke. It states: "At present, the only means of effectively eliminating health risk associated with indoor exposure is to ban smoking activity." [www.ashrae.org](http://www.ashrae.org)




## MI Smoke-Free Apartment

### Secondhand smoke problem

- It is a **Toxic Air Contaminant**, putting secondhand smoke in the same category as the most toxic automotive and industrial air pollutants.

California Air Resources Board Report, issued January 26, 2006 by the California Environmental Protection Agency.




## MI Smoke-Free Apartment

### Secondhand smoke problem

- There is no risk-free level of exposure to secondhand smoke. Breathing even a little secondhand smoke can be harmful.
- The only way to fully protect yourself and your loved ones from the dangers of secondhand smoke is through 100% smoke-free environments.

**Surgeon General's Report on Secondhand Smoke, issued June 27, 2006**




## MI Smoke-Free Apartment

### Tenants want smoke-free apts

- Healthy Androscoggin in Auburn, Maine surveyed 850 tenants; 76% would choose to live in a smoke-free apartment complex
- Twin Cites (MN): random sample survey -- 55% of renters said they had moved or would move from an apartment because of secondhand smoke seepage
- ALA-California in 2006 surveyed apt owners: 67% favored a SF apt law when they learned it would protect people from SHS and could reduce their fire insurance premiums. In 2004 survey, 69% of renters favored requiring all apt buildings to have SF sections.

For opinion surveys: [www.tcs.org/sfelp/public.htm](http://www.tcs.org/sfelp/public.htm)



## MI Smoke-Free Apartment

### Smoke-free Households Are the Norm and Increasing

**By 2008, 93% of Utah households were SF**

-- Utah data from Behavioral Risk Factor Surveillance System, 1989-2008


**In 2003, 89% of Utah households were SF**

**In 1998, 81% of Utah households were SF**

**In 1992, 70% of Utah households were SF**

-- Morbidity & Mortality Weekly Report May 25, 2007





## Smoke-free Apartment

### Smoke-free is the norm, but ...

Smoke-free homes are the norm in the Utah, not the exception.

But, currently, most apartment & condo buildings, including affordable housing, lack SF policies.

9.6% of Utah's rental households are exposed to SHS, compared to 3.9% of owner-occupied homes.

*Residents want housing that meets their desire to have a smoke-free home.*



## Smoke-free Apartment

### The market for smoke-free housing is huge

Over 91% of Utah adults don't smoke

Over 96% of Utahns 65+ don't smoke

Non-smoking rates among minority populations: 86% of Hispanics; 90% of other non-white Utahns

Many smokers don't want smoke in their home

***Most apartment buildings allow smoking -- the marketplace is way behind demand***



## Smoke-free Apartment

### Economics: Market is there

**The market for smoke-free housing is huge, regardless of income level**

About 80% of Utahns with incomes under \$15,000 don't smoke

About 87% of Utahns with incomes between \$15,000 & \$50,000 don't smoke

Over 93% of Utahns with incomes over \$50,000 don't smoke

— 2008 Utah BRFSS prevalence data



## Smoke-free Apartment

### Legal Liability

Residents negatively impacted by secondhand smoke actually have the right to **seek legal action against smokers and/or owners who do not make adequate provisions to protect them from SHS.**

- Utah Secondhand Smoke Amendments establish SHS is a nuisance and allow victim to seek injunctive relief and/or damages. Utah Code 78B-6-1101



## Smoke-free Apartment

### Legal Liability

Residents negatively impacted by secondhand smoke actually have the right to **seek legal action against owners** who do not make adequate provisions to protect them from second hand smoke.

- Fair Housing Act complaints can be filed seeking a "reasonable accommodation".
- Possible violation of warranty of habitability or peaceful enjoyment.



## Smoke-free Apartment

### Marketplace is changing

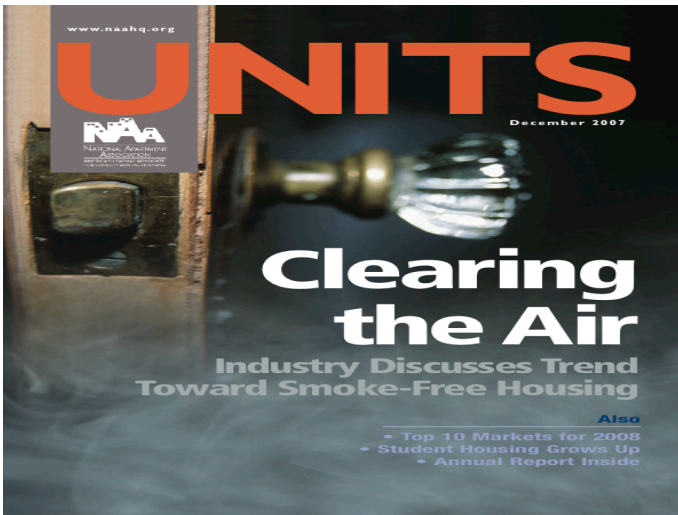
Multi-unit housing associations & their publications are focusing on the benefits of smoke-free policies:

NAA and NMHC policy memos, Feb., 2008

UNITS magazine, Dec., 2007

Assisted Housing Management Insider, March, 2007

MultiFamily Executive, Nov., 2006



## Property Management UPDATE

February 1, 2008

### NO-SMOKING POLICIES IN APARTMENTS

Smoking bans have become the indisputable norm in the workplace and are now a clear trend in restaurants, entertainment venues and even hotels. In July 2006, the country's largest hotel chain, Marriott International, banned smoking in all of its U.S. and Canadian rooms. Multitenancy firms are now considering portfolio-specific and property-specific smoking bans, as well as lease restrictive policies that limit smoking to certain floors or balconies within a community.

What is optional now may not be for long. This month, the City of Calabasas, CA City Council joined several other California cities in restricting smoking in apartments. The Calabasas ordinance, which is scheduled to go into effect on February 10, requires at least 80 percent of apartment buildings to be permanently designated nonsmoking. Owners have until 2012 to comply. The trend is actually more common in public housing that privately owned apartments at this point; at least 47 public housing agencies have banned smoking on their properties. This issue of the Property Management Update reviews the key financial and legal issues related to smoking bans and offers best practices for implementing one.

#### Legal Considerations

One of the biggest reasons many apartment firms have been hesitant to adopt smoke-free policies is a mistaken belief that restricting a tenant's ability to smoke on the property or within their apartment could violate the law. However, there is no "right to smoke" and smokers are not a protected class under fair housing laws. In fact, firms can actually reduce their legal liability by restricting or banning smoking.

It is well settled among state and federal courts that the act of smoking is not a protected activity under the U.S. Constitution. The courts have ruled that even if a policy singles out or places particular burdens on smokers, individually or as a group, the policy does not in and of itself violate the Constitution's Equal Protection Clause (NYC Code, Inc. v. New York, 319 F. Supp. 2d 461 (S.D.N.Y. 2004)). Other courts have said simply that "there is no state or federal constitutional right to smoke" (Kurtz v. City of North Miami, 553 So.2d 1025 (Fla. 1989)) and "there is no more a fundamental right to smoke cigarettes than there is to shoot up or snort heroin or cocaine or run a red light" (Pagen v. Axelrod, 550 N.Y.2d 552, 556 (1990)).

An addition to tobacco, nicotine or smoking is not considered to be a disability under the Fair Housing Act or the Americans with Disabilities Act. In fact, the U.S. Department of Housing and Urban Development (HUD) has specifically stated that smokers are not a protected class under federal fair housing regulations. While HUD has not promulgated a policy with respect to smoking, it has said that it reserves the authority to regulate smoking in multiunit dwellings to encourage property owners as long as these policies are consistent with applicable state and local laws. According to HUD, "even restricting smoking in rental housing must be 'reasonable' and require a legitimate concern for the health of residents and the condition of individual apartment units and the property generally." For example, a reasonable policy would "prohibit" existing residents or new tenants upon renewal, not during an existing lease term. Potentially assisted properties that are required to use the HUD model lease, however, must obtain prior approval of a smoke-free lease condition and as any other lease amendments must be approved.

In contrast to conventional wisdom, apartment owners may be held more legally liable by allowing smoking than by restricting it. Residents have become more knowledgeable about the risks of secondhand smoke and savvy about pursuing legal options to protect their health. State courts have ruled against apartment owners and have ordered significant additional, the courts have held that an apartment resident with severe breathing difficulty that is exacerbated by second-hand smoke may have a right to a smoke-free accommodation under the Fair Housing Act.

Firms that decide to restrict or ban smoking should consider implementing a prospective policy of lease renewal and for new leases instead of trying to amend current lease agreements. The lease language should make clear the purpose of the policy, define prohibited activities and hold out owner and resident responsibilities. In particular, lease language should limit an owner's liability for violations of the policy when the owner takes all reasonable steps to enforce the policy. The lease should not contain an express or implied warranty that a property's smoking policy will increase safety, enhance

National Multi-Housing Counsel • Suite 545 • 1800 M Street NW • Washington, DC 20036 • (202) 674-7303 • Fax (202) 775-0112

**MI Smoke-Free Apartment**

### Marketplace is changing

- Online apartment listing companies are adding "smoke-free" as an amenity item on their listings, e.g., RentLinx
- "Smoke-free" is becoming more common as an amenity item in marketing by apartment owners/managers

**MI Smoke-Free Apartment**

Where there's smoke, there can also be a smoke-free apartment. How you can make it happen.

**Tenants' Rights**

Your Resources  
Smoke Free  
Apartment Listing  
Useful Links  
Quick Fixes

**Did You Know**

**Contact Us**

**Your Resources**  
Smoke-Free  
Apartment Living

**Find a Smoke-Free Apartment**

Use the form below to search for smoke-free rental housing in Michigan.

Location:   
(city, zip code or exact address)

Min Bedrooms:  Any Number

Max Rent:

Keywords:

Amenities: ☒ No Smoke Free  
☐ Dogs Allowed  
☐ Cats Allowed

**List a Smoke-Free Apartment**

Property managers, list your smoke-free rental housing on our website for free. Our apartment listing is powered by RentLinx, the Rental Housing Multi-List.

- Instructions to list your smoke-free property

**Smoke-Free Apartment Listing**

The following is a listing of Michigan rental properties whose owners have stated that they are entirely smoke-free dwellings. This listing is updated regularly, with new smoke-free rental units added almost weekly.

**MI Smoke-Free Apartment**

### Competition is going smoke-free

- Thousands of market-rate and affordable housing providers are adopting smoke-free policies, including HUD-subsidized, tax credit- subsidized, etc.
- The marketplace is changing rapidly, and smoke-free is the hot new amenity.

**Bridgeside Landing**

Enjoy life's pleasures at Bridgeside Landing with amenities designed with you in mind. Enjoy spectacular mountain views, a movie in the clubhouse home theater, a walk along the Jordan River Parkway or an invigorating basketball or volleyball game.

Bridgeside Landing is centrally located and convenient to all major transportation corridors. You are always close to shopping, recreation areas, schools and business centers. Just a few more reasons to explore Bridgeside Landing.

Bridgeside Landing offers convenience, comfort, quality and style to a discerning renter. When so much depends on where you live, choose Bridgeside Landing. The community features a heated swimming pool and spa, indoor racquetball and a clubhouse with an entertaining area and a home theater room.

RV parking and garages are available. There is a laundry facility in the clubhouse. The children's play area and picnic spot are a welcome diversion on a hot summer day. There are three efficient floor plans to choose from with covered parking for each apartment home. Spacious storage areas and private decks/balconies make Bridgeside Landing an attractive place to live. Each home features a full-size oven and refrigerator, a dishwasher and washer/dryer hookups.

**Property Description**

4536 S. Bridgeside Way (700 West)  
Taylorville, UT 84133

Exit I-15 onto westbound 4500 South. Turn left (south) at Atherton Drive (815 West). Turn left onto Sunstone Road. Bridgeside's entrance is up ahead on the left.

Please remember a government issued photo ID is required to tour an apartment.

**One Bedroom: 711\***  
**Two Bedrooms: 847\***  
**Three Bedrooms: 971\***

We are a smoke-free community.  
We are a pet-free community  
(service animals are welcome).

\*Income restrictions apply on select units.  
\*Prices subject to change.

**Location**

Telephone: (801) 268-2830  
Fax: (801) 268-9043  
Email: bridgeside@cowboy.us  
Office Hours: 9-6 M-F / 10-5 Sat

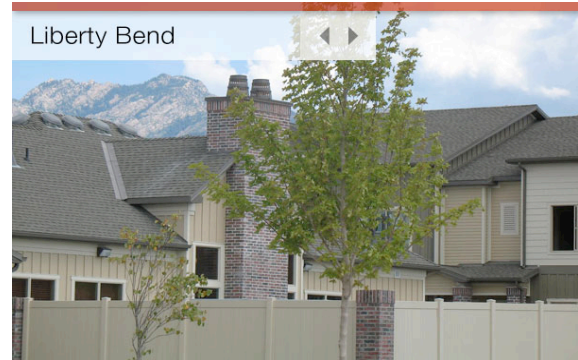
**Contact**

# Old Farm

Single Student Housing  
at  
Utah State University



Phone: (435) 752-7501  
Email: oldfarm96@gmail.com  
Address: 777 E. 1000 N.  
Logan, Utah  
84321



148 East Liberty Bend Lane (9050 South), Sandy, UT 84094

Take I-15 to the 9000 S. exit. As you're heading east and pass through 700 East, 9000 South veers to the right and you'll be heading south. Turn right into the residential and retail area at 9100 S. Take another left on to Quarry Bend Drive and an immediate right on to Quarry Sands Lane. Take the other immediate right on to Liberty Bend Lane and the clubhouse is straight ahead. Please remember a government issued photo ID is required to tour an apartment. Contact Information

Telephone: 801-727-1900  
Fax: 801-727-1901  
Email: libertybend@cowboy.us

# Harwood's

## Harwood Properties, Inc.

453 W. Three Mile Road  
Sault Ste. Marie, MI 49783

Phone: (906) 632-9047

**Smoke-Free Properties:**  
Woodfield Terrace Apts.  
Bingham Ave. Apts



## Tourville Apartments North

"Address Of Distinction"

## Tourville Apartments

910 Lincoln Avenue  
Marquette, MI 49855

Phone: (906) 288-9284

**All properties are smoke-free.**

## Tourville North



*Luxurious And Affordable Living  
In A Convenient, Safe and Healthy Community!*

## LSS Lutheran Social Services of Wisconsin and Upper Michigan, Inc.

**Smoke-Free Properties:**  
Cherry Creek Village,  
Marquette  
Other buildings in Upper  
Peninsula and Wisconsin

**Lutheran Social Services of Wisconsin and Upper Michigan, Inc.**  
647 West Virginia Street  
Milwaukee, Wisconsin 53204  
Telephone: 414-281-4400  
E-Mail: info@lsswis.org

## CHERRY CREEK VILLAGE



*Affordable Housing for  
Older Adults*



Medallion Management, Inc.

We Are a Family of Companies Serving the Needs of Families

## Medallion Management

834 King Highway, Suite 100  
Kalamazoo, MI 49001  
Phone: (269) 381-0350  
Fax: (269) 381-3609



**Smoke-Free Properties:**  
Galesburg Village Apartments  
Grandview Apartments  
Augusta Green Apartments







**Smoke-Free Properties:**

Pheasant Run Apartments  
West Bridge Apartments  
Bayberry Farms  
The Cottages at Bayberry Farms  
University Meadows  
Riverwalk Meadows  
Summerview  
Trumbull Crossing

**KMG Prestige**

Main Office  
102 South Main Street  
Mount Pleasant, Michigan 48858  
989 772-3261



**First Centrum**

21400 Ridgetop Circle, Suite 250  
Sterling, VA, 20166  
Phone: (703) 406-3471  
Contact: Rob Couch, President

**All buildings smoke-free.  
Over 50 smoke-free  
buildings in 7 states; about  
20 in Michigan.**



**HERITAGE SENIOR COMMUNITIES**

Your home for today ...  
... and for tomorrow.

**Heritage Senior Communities**

Heritage Property Management  
950 Taylor Avenue  
Grand Haven, MI 49417  
Phone: 616-846-4700  
Fax: 616-842-8939  
Email:  
info@heritageseniorcommunities.com

**Smoke-Free Properties:**

Village at Appledorn, Holland  
Village at Park Terrace,  
Muskegon



Smoke-free community:

**Country View Apartments & Town Homes**

1928 East Britain Avenue  
Benton Harbor, MI 49022

Telephone: (269) 926-8068



**WARREN PLAZA**

**Preservation Management**

707 Sable Oaks Drive  
S. Portland, ME 04106

Office: (207) 774-0501  
Office: (888) 553-2020

**Smoke-free MI properties:**  
Warren Plaza, Detroit



**Flo-Mar Apartments**

**Flo-Mar Apartments**

121 Perrin - Office  
Ypsilanti, MI 48197  
Phone: (734) 483-2240

**All 30+ properties  
smoke-free.**





*More Than A Place to Live...  
A Community.*

### **Jewish Apartments & Services**

15000 W. Ten Mile Road  
Oak Park, MI. 48237  
Phone: 248.592.1102

**All properties smoke-free;  
over 800 units.**



### **MI Smoke-Free Apartment** **Transitioning to Smoke-Free**

- To implement a smoke-free policy in a multi-unit dwelling where smoking residents already reside:
  - Establish a date on which all new residents must not smoke inside
  - Decide how much time current resident smokers will have before their lease will include the smoke-free requirement, i.e., grandfathering

### **MI Smoke-Free Apartment** **Transitioning to Smoke-Free: Adopt New Lease Language**

- To implement a smoke-free policy in a multi-unit dwelling:
  - Add no smoking provisions to the leases for apartment complexes or to the “house rules” in public Housing Authority buildings

### **MI Smoke-Free Apartment** **Enforcement of Smoke-Free Policies**

- Private and public multi-unit owners uniformly report that enforcement is not an issue
- Residents consistently follow the rule
- Violators of the smoke-free rule are most likely to be violators of other rules
- Eviction possible; rarely, if ever, occurs

### **MI Smoke-Free Apartment** **You Have Resources Online**

**Utah Secondhand Smoke Amendments site:**  
[www.tobaccofreeutah.org/sechndsmokeam.html](http://www.tobaccofreeutah.org/sechndsmokeam.html)  
**Utah Tobacco Prevention & Control site:**  
[www.tobaccofreeutah.org/ets.html](http://www.tobaccofreeutah.org/ets.html)  
**Utah Smoke-Free Apt & Condo Guide site:**  
[www.tobaccofreeutah.org/aptcondoguide.html](http://www.tobaccofreeutah.org/aptcondoguide.html)  
**Utah Smoke-Free Apt & Condo Directory:**  
[www.tobaccofreeutah.org/aptcondoguide-dir.htm](http://www.tobaccofreeutah.org/aptcondoguide-dir.htm)

### **MI Smoke-Free Apartment** **You Have Resources Online**

**MI Smoke-Free Apartment web site:**  
[www.mismokefreeapartment.org](http://www.mismokefreeapartment.org)  
**Smoke-Free Environments Law Project site:**  
[www.tcsg.org/sfelp/home.htm](http://www.tcsg.org/sfelp/home.htm)  
**SFELP Apartments site:**  
[www.tcsg.org/sfelp/apartment.htm](http://www.tcsg.org/sfelp/apartment.htm)  
**SFELP Condominium site:**  
[www.tcsg.org/sfelp/condos.htm](http://www.tcsg.org/sfelp/condos.htm)



*Your have resources online:*

**Tobacco Control Legal Consortium site**  
<http://tclconline.org>

**Infiltration of Secondhand Smoke Into Apts & Condos**  
<http://tclconline.org/documents/infiltration.pdf>

**There Is No Constitutional Right to Smoke**  
<http://tclconline.org/documents/constitutional-right.pdf>

**The Americans with Disabilities Act: Effective Legal  
Protection Against Secondhand Smoke Exposure**  
<http://tclconline.org/documents/Douglas.pdf>



*Parkside Commons*  
Apartment Homes

[Parkside Plan](#)  
[Apartment Features](#)  
[Amenities](#)  
[100% Smoke Free](#)

*100% smoke-free environment*

The demand for smoke-free environments is rising, and Parkside is listening.

Parkside Commons will be a **100% smoke-free environment**, making it one of Massachusetts' premier smoke-free rental communities, inside and out. Smoking is banned in all common areas, on the grounds, and in the apartments themselves. Why? 100% Cigarette smoking is hazardous to your health and it's the number one preventable cause of death. Second-hand smoke can be just as deadly. Cigarette smoke and its very noticeable odor travels farther than most of us realize, permeating rooms and getting into walls, ceilings, carpeting, drapes and clothing. At Parkside, you have a right to fresh and pure air.

**Parkside welcomes residents who care about themselves.** Our non-smoking policy is simply another way to support our commitment to creating a **clean, healthy, active community for all.**

