



# The Importance of Smokefree Housing

## Why go smokefree?

- **Marketability**  
Only one-in-four Montana renters (**26%**) are protected by smokefree housing policies, but **69%** of renters not currently protected by a smokefree policy would like to see their landlord adopt one.<sup>1</sup>
- **Cost Savings**  
Apartment turnover costs are **2 to 7 times greater** when smoking is allowed in a unit, studies show.<sup>5</sup>
- **Improved Safety**  
Smoking is one of the leading causes of home fire fatalities in the United States.<sup>6</sup>  
In 2017, these fires caused about **300 deaths** and **\$303 million** in property damage.<sup>7</sup>

## Smokefree Housing Database

Looking for smokefree housing in your community? Want to advertise your smokefree housing facility? Visit [tobaccofree.mt.gov](http://tobaccofree.mt.gov).



## CONTACT

### Montana Tobacco Use Prevention Program

Phone: (866) 787-5247

E-mail: [infotobaccofree@mt.gov](mailto:infotobaccofree@mt.gov)

Website: [tobaccofree.mt.gov](http://tobaccofree.mt.gov)

## Tobacco smoke doesn't stay next door.

- Doors and walls can't stop neighbors' tobacco smoke from finding its way into surrounding units. Smoke drifts through ventilation systems, through doorways and windows, and even through electrical outlets.
- Air purifiers and ventilations systems can't prevent secondhand smoke from passing into neighboring units. The American Society of Heating, Refrigerating & Air Conditioning Engineers stated that "the only means of effectively eliminating health risk associated with indoor exposure is to ban smoking activity."<sup>2</sup>

## Where there's smoke, there's danger.

- The U.S. Surgeon General has concluded there is no safe level of secondhand smoke exposure.
- Secondhand tobacco smoke contains more than 7,000 chemicals, 70 of which are known to cause cancer.<sup>3</sup>
- Exposure to secondhand smoke increases the risk of health problems such as heart disease, respiratory problems, Sudden Infant Death Syndrome (SIDS), and headaches.<sup>4</sup>

## Smokefree policies are legal.

- There is no Montana or federal law that prohibits a landlord from making an entire building or property smokefree. In fact, having a smokefree policy may protect you from the risk of some legal violations such as warrant of habitability or covenant of quiet enjoyment.
- Tenants with disabilities caused by or made worse by secondhand smoke may have legal protections under the Americans with Disabilities Act.<sup>8</sup>

## Free assistance and resources are available.

- The Montana Tobacco Use Prevention Program (MTUPP) can help implement or request a smokefree policy on the property.
- Model lease language, free smokefree property signs, compliance and enforcement tips, and free Montana Tobacco Quit Line promotional materials are available at [tobaccofree.mt.gov](http://tobaccofree.mt.gov).
- The Tobacco Prevention Specialist (TPS) in your community can assist with the steps of promoting or implementing a smokefree policy. Find your local TPS by contacting your county health department.



# The Importance of Smokefree Housing

## SOURCES

1. Montana Department of Public Health and Human Services. Montana Adult Tobacco Survey, 2019. Helena (MT): Chronic Disease Bureau. Montana Tobacco Use Prevention Program.
2. American Society of Heating, Refrigerating & Air Conditioning Engineers, [https://www.ashrae.org/File%20Library/About/Position%20Documents/ASHRAE\\_PD\\_Environmental\\_Tobacco\\_Smoke\\_2019.pdf](https://www.ashrae.org/File%20Library/About/Position%20Documents/ASHRAE_PD_Environmental_Tobacco_Smoke_2019.pdf)
3. U.S. Department of Health and Human Services. The Health Consequences of Smoking—50 Years of Progress: A Report of the Surgeon General. Atlanta: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health, 2014 [accessed 2019 May 31].
4. U.S. Department of Health and Human Services, U.S. Surgeon General's Office, The Health Consequences of Involuntary Exposure to Tobacco Smoke: A Report of the Surgeon General, 2006, [https://www.ncbi.nlm.nih.gov/books/NBK44324/pdf/Bookshelf\\_NBK44324.pdf](https://www.ncbi.nlm.nih.gov/books/NBK44324/pdf/Bookshelf_NBK44324.pdf)
5. U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Control. Smokefree Housing: A Toolkit for Owners/Management Agents of Federally Assisted Public and Multi-family Housing, 2012, <https://www.hud.gov/sites/documents/pdfowners.pdf>
6. U.S. Fire Administration. National Fire Incident Reporting System, Residential and nonresidential building fire and fire loss estimates by property use and cause (2003-2017).
7. U.S. Fire Administration. National Fire Incident Reporting System, Residential and nonresidential building fire and fire loss estimates by property use and cause (2003-2017).
8. NAA National Apartment Association, AIMS Property Management Update, Feb 1, 2008 <http://www.tcsg.org/sfelp/NAA-SFMemo.pdf>