

## BHA PROPERTY REVISED SMOKE-FREE POLICY

The smoking of tobacco, marijuana or any other substance is strictly prohibited in and around all property owned and/or operated by The Housing Authority of the Township of Brick (BHA). This Revised Smoke-Free Policy is intended to improve the quality of air and is necessary for the safety of residents, guests, and employees. Implementation of a Smoke-Free Policy is encouraged by the U.S. Department of Housing and Urban Development and it is consistent with their program goals and objectives. There are NO EXCEPTIONS to this policy. Smoking is only permitted in specifically designated outdoor areas.

1. **Smoking is prohibited within all living units.** No person may use, smoke, hold or carry any lighted, smoldering or smoking tobacco, marijuana or any other smoking substance in any form, including cigarettes, pipes, vaporizers or cigars, in any BHA owned properties and any and all interior common areas, including but not limited to community rooms, community bathrooms, lobbies, offices, reception areas, hallways, laundry rooms, stairways and elevators. Any tenant who is found to have deactivated their smoke alarm will be immediately evicted.
2. Smoking outside BHA owned properties shall be permitted only in designated smoking areas, which shall be at least 25 feet from entry ways, windows, porches, balconies, patios, or ventilation system. Smoking areas shall be located sufficient distances from the buildings and sidewalks so that secondhand tobacco smoke does not enter the buildings and to ensure residents and guests can avoid walking through secondhand tobacco smoke to enter or leave BHA owned properties.
3. Persons who smoke in designated smoking areas are responsible for properly disposing of cigarette butts or other tobacco products so as not to litter the grounds.
4. Residents and employees who smell tobacco smoke from inside BHA owned property are to report this to the BHA office as soon as possible. BHA staff will attempt to identify the source of the smoke and take appropriate legal action.
5. All BHA tenants/residents will receive a copy of this Smoke-Free Policy and are required to sign a copy below, which shall be deemed to be an addendum to the tenant's lease agreement.
6. The BHA's adoption of this Smoke-Free Policy does not make the BHA nor any of its managing agents the guarantor of the health of any tenant, resident or visitor, nor of the smoke-free condition of any tenant's unit or the common areas. The BHA, however, shall take all reasonable steps to enforce this smoke-free policy and to make its properties as smoke-free as is reasonably possible.
7. The BHA will address violations of this policy upon the BHA obtaining actual knowledge of said smoking, or if the BHA has been given written notice of said smoking and said notice can be substantiated. The BA may also discover violations of this policy as part of a unit inspection or other observations by BHA personnel. The BHA's adoption of this

