APPROVED BY RESOLUTION 006-2023

September 28, 2023

Lease Addendum

MONTGOMERY COUNTY HOUSING AUTHORITY PROPERTY SMOKE-FREE POLICY

Effective November 1, smoking or tobacco use and burning of incense will be prohibited in all property owned and operated by The Montgomery County Housing Authority. The Smoke-Free Policy is intended to improve the quality of air and the safety of residents, guests, and employees.

Implementation of a Smoke-Free Policy is mandated 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 outside areas.

1. No person may use, smoke, hold or carry lighted tobacco in any form, including cigarettes, pipes, or cigars, hookah/water pipe, or cannabis (marijuana)(including medical marijuana), or burn incense in all Montgomery County Housing Authority (MCHA) owned properties; all interior common areas including but not limited to community rooms, community bathrooms, lobbies, offices, reception areas, hallways, laundry rooms, stairways, vehicles and elevators. Smoke, incense burning and tobacco use is also prohibited within all living units and garages.

2. Smoking outside MCHA 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 MCHA 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 and or marijuana or incense burning from inside MCHA owned property are to report this to the Property Manager or Central Office as soon as possible. MCHA's Management staff will try to identify the source of the smoke and take appropriate action.

5. Current residents will receive a copy of this Smoke-Free Policy and are required to sign lease addendums reflective of the Smoke-Free Policy before November 1, 2023. New residents who sign leases effective on or after November 1, 2023 will be given copies of the Smoke-Free Policy and their lease will reflect this policy.

**\_\_\_\_\_\_\_\_\_Initials**

MCHA PROPERTY SMOKE-FREE POLICY cont.

MCHA staff are responsible for fully implementing and enforcing this Smoke-Free Policy, which includes taking steps to insure 100% of the new and current residents and guests are aware of and abide by the Smoke-Free Policy. Failure to abide by this Smoke-Free Policy is considered a lease violation with the following consequences:

1st Violation will result in a Written Lease Violation with copy of Smoke-Free Policy to

be mailed and Note to File

2nd  Violation will result in a 30 day lease termination

Also, at move out, fees associated with cleanup may be added to cover the costs of the removal of smoke residue from your unit.

Current and new tenants will be given two (2) copies of MCHA's Smoke-Free Property Policy. After review, tenant (head of household) will initial page 1 and sign and date page 2. Return the fully executed (signed and dated) policy to MCHA Administration and keep the other copy for your records. The MCHA's copy will be placed and maintained in your Resident housing file.

**TENANT CERTIFICATION**

As Head of Household, I have read and understand the above Smoke-Free Policy and I agree to comply fully with the provisions. I understand that failure on my part, other members of the household, and my guests to comply with this Smoke-Free Policy could result in a 30 day eviction notice as outlined above.

Resident's Signature (Head of Household): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Unit Number: \_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_