



Sample Smoke-Free Housing Lease Provision Language for Landlords

For additional smoke-free housing information, materials or a word document version please contact the coalition www.SmokeFreeForME.org/contact-us/

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SAMPLE LEASE PROVISION LANGUAGE

The following language can be used to implement a smoke-free policy in a multi-unit dwelling. In apartment complexes, the provisions can be added to the lease or month-to-month agreement. For condominiums, the language can be added to the Conditions, Covenants, and Restrictions (CC&Rs) and implemented immediately or at a specified future date.

Included in the "Definitions" section of the lease or CC&Rs:

Smoking: "Smoking" shall include the inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar or other tobacco product, marijuana, or illegal substance.

Included in the restrictions section of the lease or CC&Rs:

Smoking: Due to the increased risk of fire, and the known health effects of secondhand smoke, smoking is prohibited in any area of the property, both private and common¹, whether enclosed or outdoors. This policy applies to all owners, tenants, guests, and servicepersons.

DISCLOSURE:

The smoke-free housing policy for: (address) _____ has been reviewed with tenant, in compliance with Maine Public Law 2011, Chapter 199.

Landlord/Landlord Representative Printed Name: _____

Signature: _____

Date: _____

TENANT ACKNOWLEDGEMENT:

I have read, understand and agree to comply with the above smoking policy.

Tenant Printed Name: _____

Tenant Signature: _____

Date: _____

¹ Maine law prohibits smoking, including electronic smoking devices, in indoor common areas, such as hallways, laundry rooms and recreation rooms.