

NON-SMOKING LEASE ADDENDUM
GEORGETOWN HOUSING AUTHORITY

This Addendum is incorporated into the Lease between Georgetown Housing (LHA) and Tenant

of _____ Georgetown, MA 01833 _____

- 1. Purpose of Non-Smoking Policy.** The LHA desires to mitigate (i) the irritation and negative health effects of secondhand smoke; (ii) the increased maintenance, cleaning and redecorating costs from smoking; and (iii) the increased risk of fire from smoking.
- 2. Definition of Smoking.** The term “smoking” means inhaling, exhaling, breathing, or carrying or possessing any lighted cigarette, cigar, pipe or other tobacco product or other similarly lighted product (including marijuana) and e-cigarettes in any manner or in any form.
- 3. Non-Smoking Area.** Tenant agrees and acknowledges that the premises to be occupied by Tenant and members of Tenant's household, and any interior common areas, including but not limited to community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, reception areas, stairways, offices and elevator, and including entry ways, porches, balconies and patios have been designated as a Non-smoking living environment. Tenant and members of Tenant’s household shall not smoke anywhere in said Non-Smoking living environment, including in the unit rented by Tenant, the building where Tenant's dwelling is located, or in any of the common areas or adjoining grounds of such building including the steps, patios or yards, nor shall Tenant permit any guests or visitors under the control of Tenant to smoke in said Non-Smoking living environment.
- 4. Smoking Area.** Notwithstanding the rule prohibiting smoking, Tenant or Tenant’s guests may smoke outside on the grounds at distance of fifteen (15) feet or more away from any and all building walls, doors, windows, decks, and building entrance walkways. From time to time, at the discretion of the LHA Executive Director or Board of Commissioners, this no-smoking buffer zone around buildings may be increased in some or all areas or eliminated altogether to prevent smoke from drifting back into or near buildings or related common areas, for non-compliance with this buffer zone rule, for or health and safety reasons.
- 5. Tenant to Promote Non-Smoking Policy and to Alert LHA of Violations.** Tenant shall inform Tenant's guests of the non-smoking policy. Further, Tenant shall promptly give the LHA a written statement of any incident where tobacco smoke is migrating into the Tenant's unit from sources outside of the Tenant’s unit.
- 6. LHA to Promote Non-Smoking Policy.** The LHA shall post no-smoking signs at entrances and exits, in common areas, and in conspicuous places adjoining the grounds of the Non-Smoking Area.
- 7. LHA Not a Guarantor of Smoke-Free Environment.** Tenant acknowledges that LHA's adoption of a non-smoking living environment does not make the LHA or any of its managing agents the guarantor of Tenant’s health or of the non-smoking condition of the Tenant’s unit and the common areas. However, LHA shall take reasonable steps to enforce the non-smoking terms of its leases and to

make the Non-Smoking Area as smoke-free as is reasonably possible. LHA is not required to take steps in response to smoking unless LHA knows of said smoking or has been given written notice of said smoking.

- 8. Effect of Breach and Right to Terminate Lease.** A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights contained in the Lease. A material or continuing breach of this Addendum shall be a material breach of the Lease and grounds for termination of the Lease by the LHA in accordance with the procedure set out in the Lease.

- 9. Disclaimer by LHA.** Tenant acknowledges that LHA's adoption of a non-smoking living environment, does not in any way change the standard of care that the LHA or managing agent otherwise would have to a Tenant household to render buildings and premises designated as nonsmoking, any safer, more habitable, or improved in terms of air quality standards than any other rental premises. LHA specifically disclaims any implied or express warranties that the building, common areas, or Tenant's premises will have any higher or improved air quality standards than any other rental property. LHA cannot and does not warranty or promise that the rental premises or common areas will be free from secondhand smoke. Tenant acknowledges that LHA's ability to police, monitor, or enforce the agreements of Addendum is dependent in significant part on voluntary compliance by all Tenants and their household members and guests. Tenants who may have respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that LHA does not assume any higher duty of care to enforce this Addendum than any other LHA obligation under the Lease.

Adopted by the Board of Commissioners on March 11, 2015.

LHA

BY: _____

Date: _____

Tenant

Date: _____