

SMOKE-FREE HOUSING POLICY
HOUSING AUTHORITY OF THE CITY OF NEW BERN

Pursuant to HUD Notices PIH 2012-25 and PIH 2009-21, the Housing Authority of the City of New Bern (NBHA) has adopted and implemented a smoke-free policy. This policy is effective February 1, 2018. It has been well established that smoking cessation has demonstrated overall health benefits for individuals. Additionally, second-hand and even third-hand smoke poses serious health risks to non-smokers. Finally, smoking increases maintenance expense and increases the risk of fire.

For the purpose of this policy, "smoking" includes all substances which are lit and /or inhaled, including, but not limited to, tobacco, K-2/spice and marijuana. This ingestion can be in any delivery method including, but not limited to, cigarettes, cigars, pipes, hookah and electronic cigarettes.

This policy shall apply to Trent Court including dwelling units, common areas, property grounds, maintenance buildings and community buildings. "Smoking" by residents, guests, invitees, vendors, contractors and employees is prohibited.

This Policy will be enforced in the following manner:

1. **First offense** will result in a verbal warning.
2. **Second offense** will result in a written warning.
3. **Third offense** will result in a written warning and a referral to the Property Manager for consultation.
4. **Fourth offense** will result in termination of the lease.

Evidence sufficient to constitute a violation may include reports from others, NBHA staff observing an individual smoking, the smell of smoke detected in a dwelling unit, or the presence of lit or burned smoking items in a dwelling unit

In all cases, where damage has occurred from a violation of this Policy, the NBHA reserves the right to impose a reasonable charge for repairs.

The NBHA specifically disclaims any implied or expressed warranties that the building, common areas or tenant's premises will have any higher or improved air quality standards than any other rental, or will be free from secondhand smoke. Tenants with respiratory ailments, allergies or any other physical or mental condition relating to smoke are put on notice that the NBHA does not assume any higher duty of care to enforce this Policy than any other NBHA obligation under tenant's lease