THE HOUSING AUTHORITY OF THE CITY OF ASHEVILLE
165 S. FRENCH BROAD AVE.
ASHEVILLE, NC 28801

DRAFT - SMOKE-FREE POLICY

Effective: ***[Insert 2026 Date]***

1. Smoke-Free Policy

Due to the health risks associated with secondhand smoke, increased risk of fire, and increased maintenance costs, the **Housing Authority of the City of Asheville (HACA)** has adopted a Smoke-Free Policy that prohibits smoking inside all dwelling units and interior areas of HACA buildings.
Smoking is prohibited in all interior areas of HACA buildings including, but not limited to:

- Dwelling units
- Community rooms
- Community bathrooms
- Lobbies and reception areas
- Hallways and corridors
- Laundry rooms
- Stairways
- Offices
- Elevators

Smoking is also prohibited within **25 feet of playgrounds or recreational courts**.
Smoking may occur outdoors on patios, porches, balconies, yards, and grounds unless otherwise restricted by posted signage or local ordinance. Individuals who smoke outdoors must properly extinguish smoking materials and dispose of them in appropriate receptacles.

This policy applies to **all persons on HACA property**, including residents, household members, guests, visitors, employees, contractors, volunteers, vendors, and service providers.
Residents are responsible for ensuring that household members and guests comply with this policy.

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2. Definitions

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Smoking means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, pipe, or other tobacco or plant product intended for inhalation, including marijuana, whether natural or synthetic, in any manner or form.

Smoking also includes the use of **electronic smoking devices** which create aerosol or vapor.

Electronic Smoking Device means any device that delivers nicotine or another substance intended for human consumption through inhalation of aerosol or vapor, including but not limited to:

- E-cigarettes
- Vape pens
- E-pipes
- E-hookahs
- Any similar electronic smoking product

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3. Enforcement

Violation of this Smoke-Free Policy by a resident, household member, or guest may be considered a **violation of the Residential Lease Agreement** and may result in lease enforcement action.

Residents may also be responsible for the cost of cleaning, repairs, or damage caused by smoke residue or odors within the dwelling unit.

Employees who violate this policy may be subject to disciplinary action consistent with HACA personnel policies.

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4. Housing Authority Not Guarantor of Smoke-Free Environment

HACA's adoption of this Smoke-Free Policy does not make HACA or any of its officers, employees, or agents the guarantor of the health of any resident or the smoke-free condition of any portion of HACA property.

However, HACA will take reasonable steps to enforce this policy when violations are reported or observed.

HACA is not required to take enforcement action unless it has actual knowledge of a violation or receives written notice identifying the responsible individual.

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