

## **Benson Housing Authority**

1000 S. Williams Drive, Suite 413, Benson NC 27504

(919) 894-4710

Lease Addendum

Policy Effective January 1, 2018

Pursuant to HUD Notice PIH 2012-25 and PIH 2009-21, the Benson Housing Authority (BHA) has adopted a Tobacco/Smoke-Free policy. It has been well established that smoking cessation has demonstrated overall health benefits for individuals. Additionally, second-hand as well as third-hand smoke poses serious health risks to non-smokers.

For the purpose of this policy, “smoking” includes the use of all lit tobacco products and hookahs (or water pipes) inside all units, common areas, PHA administrative offices, and in all areas of the BHA properties.

This policy prohibits smoking and use of lit tobacco products on all BHA properties, which includes apartment units, housing development community centers, and the housing development grounds, by tenant(s), guest(s) or invitee(s).

Tenant(s) understands that smoking or use of lit tobacco products on BHA property shall be considered a material default under the lease agreement and may be cause for termination of the lease agreement. The first (1<sup>st</sup>) offense will result in a written warning and a referral to the Johnston County Health Department Smoking Cessation Program. The second (2<sup>nd</sup>) offense will result in a written warning and a referral to the Johnston County Health Department Smoking Cessation Program. The third (3<sup>rd</sup>) offense will result in a written warning, a referral to the Johnston County Health Department Smoking Cessation Program, and \$50.00 charge. The fourth (4<sup>th</sup>) offense will result in the termination of the lease. Tenant(s) will be responsible for any and all damage(s) caused in violation of this policy.

The BHA reserves the right to terminate tenancy through eviction and impose a reasonable charge for repairing a unit in instances where damage has occurred from a violation of the Tobacco/Smoke-Free Policy.