# Sample Condominium Policy Amendment

SMOKING IS NOT ALLOWED IN

ALL COMMON AREAS AND INDIVIDUAL UNITS

Under the Rules and Regulations of the

<Your Association Here>:

1. No owner, family member, tenant, resident, guest, business invitee, or visitor shall smoke or vape cigarettes, cigars, or any other tobacco product, marijuana or illegal substance inside units or outside in common areas, enclosed common areas, and exclusive use common areas (balconies and patios included) within the project.
2. “Smoking” shall include the inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar or other tobacco product, or similar lighted device, marijuana, or illegal substance.
3. “Business invitee” shall include, but is not limited to, any contractor, agent, household worker, or other person hired by the owner, tenant or resident to provide a service or product to the owner, tenant, or resident.
4. Any unit owner who sells his/her unit shall specifically disclose to all potential buyers and Realtors that smoking is prohibited within all common areas in the project. Any owner who rents or otherwise allows someone other than the owner to reside within or occupy the unit shall disclose to all persons who reside within his/her unit that smoking is prohibited within all common areas prior to their residency or occupancy.
5. The Board of Directors shall have the authority and power to enact rules and regulations which it deems necessary to enforce this restriction, including a schedule of fines which may be imposed after notice and a hearing, as described in the Rules and Regulations.

Note: Drifting smoke from within a unit that enters another unit is also prohibited and will be enforced under the nuisance provision of the CC&Rs. Violation of any provision of the CC&Rs, Architectural Guidelines or Rules & Regulations may result in fines.

Adapted from Smoke-free Apartment House Registry. See another example here: <http://smokefreeapartments.org/wp-content/uploads/2016/07/Model-Smokefree-Regulations.pdf>