



Landlords

Costs for Restoring a Smoke-Damaged Apartment

As many landlords and property managers know, turnover costs can be much greater when smoking is allowed. We canvassed a number of landlords in the multi-housing sector to determine the extra costs associated with turning over a smoking unit where heavy smoking has occurred. In extreme cases, the costs can be enormous. Consider the estimated turnover costs provided by the following:

1) Rental Owners & Managers Society of BC (ROMS):

The Financial Costs Per Unit		
Work	Non-smoking Unit	Smoking Unit
Preparation and painting walls and ceilings	\$250 - \$750	\$450 - \$2000
Carpet Cleaning	\$0 to \$125	\$225 to \$700 Up to \$2,500 if smoke smell and residue cannot be effectively removed
General cleaning	\$0 to \$250	\$350 to \$700
Total Turnover Costs	\$250 to \$1120	\$1025 to \$3400

2) Greater Vancouver Housing Corporation:

- Increased staff time to address complaints from non-smoking neighbours about smoke permeating through ducts, walls and balconies;
- Increased fire liability for the building; and
- Increased turnover costs, including additional costs for cleaning walls, replacing draperies as the tobacco odour remains even after cleaning, additional carpet deodorization with steam cleaning.

3) Pacifica Housing Advisory Association:

Estimated restoration costs for a 3 bedroom townhouse:

- Heavy smoke damage: \$8,000 to \$10,000 (new window coverings, flooring, sealing and painting plus cleaning costs)
- Lighter smoke damage: \$3,000 (cleaning, sealing and painting)

Once the apartment is cleaned and restored, keeping it smoke-free will result in many benefits for the owner and property manager. Smoke-Free policies are legal, easy and can save you money. It's good for business and good for tenants.

4) Smoke-Free Housing New England:

COST OF REHABILITATING A RESIDENTIAL UNIT

General Cleaning	\$240	\$500	\$720	Nonsmoking
Paint	\$170	\$225	\$480	Light Smoking
Flooring	\$50	\$950	\$1,425	Heavy Smoking
Appliances	\$60	\$75	\$490	
Bathroom	\$40	\$60	\$400	
TOTAL	\$560	\$1,810	\$3,515	

Data reflect surveys from housing authorities and subsidized housing facilities in New England. Collected and reported by Smoke-Free Housing New England, 2009.