

# 715 FOX STREET OWNERS CORPORATION

## RESIDENTIAL BUILDING SMOKING POLICY

New York City law (**Local Law 147 of 2017**) requires an apartment building owner of three or more apartments to establish a smoking policy and to provide a copy of the policy to all occupants of the building.

### Policy on Smoking:

Smoking and “vaping” any and all substances is prohibited in all common areas of the Cooperative. While smoking is currently allowed within individual apartments, allowing the noxious odors, including smoke odors, to escape the apartment is a violation of the proprietary lease agreement.

Smoking is prohibited in the following locations:

- All outdoor portions of apartments, including but not limited to terraces, balconies, patios, & porches.
- All outdoor common areas, including but not limited to play areas, parking areas, rooftops, courtyards, yards, sidewalks, and walkways.
- All indoor common areas, including but not limited to hallways, stairwells, foyers, elevators, garages, and laundry areas.
- All outdoor areas within 15 feet of any window, building entrance, building exit, air conditioning unit, and air intake.

\*Smoking is not prohibited within individual apartments.

Sincerely,

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Owner/Agent

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\* An existing tenant of a rent-stabilized and rent-controlled apartment may be exempt from a policy restricting smoking inside their apartment unless the tenant consents to the policy in writing. This policy also may not apply during the lease term of an unregulated tenant.