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TRACEY GOLDSTEIN, ESQUIRE, AVAILABLE TO DISCUSS PRIVATE APARTMENT-RENTAL UNIT NO-SMOKING POLICIES
Prominent Real Estate Services Firm's Announcement to Prohibit Smoking in 40,000 Units Nationwide Sparks Debate

For more information or to arrange an interview, please contact Caryl Communications at (201) 796-7788.

WHO: Tracey Goldstein, Esquire and member of [Feinstein, Raiss, Kelin & Booker, L.L.C.](#) (FRKB), who represents multi-family property owners, managers and developers

WHAT: Available for interviews to address no-smoking policies for apartment-rental units being implemented by landlords and the related legal issues

Recently, a prominent national real estate services firm announced it will prohibit smoking in its 40,000 rental units nationwide. The no-smoking policy will be incorporated into all new leases and renewals.

WHY: There are many well-documented studies, including a 2010 report by the Surgeon General, indicating second-hand smoke is a health hazard. Because of its migratory properties, smoke from a multi-family unit can infiltrate hallways, common areas and other residential units. The dangers of third-hand smoke, the residue that remains on carpets, surfaces and in fabrics long after the smoker has left the room, also is recognized as extremely harmful.

SIGNIFICANCE:

- According to the U.S. Department of Housing and Urban Development (HUD), apartment turnover costs are two to seven times greater for a smoking unit as compared to a non-smoking unit. These costs are often passed on to the tenant base.
- HUD has endorsed smoke-free policies since 2009 when the agency encouraged all multi-family owners, including public housing authorities and landlords of private market-rate units, to adopt a smoke-free dwelling.

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- Many landlords receive complaints about second-hand smoke when it interferes with an individual's right to enjoy the property.

About Tracey Goldstein, Esquire

Goldstein is a Member of FRKB, where her practice focus is real estate-related litigation matters on behalf of property owners, managers and developers. She is admitted to the New Jersey Bar and New York Bar as well as the state and federal court of New Jersey and has testified before the New Jersey Senate Judiciary Committee. Goldstein is a sought-after media resource and guest speaker for conferences, educational forums and special events hosted by legal, multi-family and business organizations. She is highly proficient in a wide range of landlord/tenant issues, including evictions, smoking, bed bugs and housing discrimination.

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