

The High Life: Demystifying Marijuana in the Multifamily Industry

The legalization of marijuana has impacted many industries, and multifamily is no exception. Conflicting state and federal laws and constantly changing regulations lead to challenges within communities. Management companies and property managers must stay well-informed in order to successfully navigate differing attitudes toward marijuana use, requests for accommodation, and compliance with Fair Housing laws.



Demystify the impact of marijuana and create a safe and comfortable environment for your residents.

THE MOST COMMON ILLICIT DRUG

According to the Office of National Drug Control Policy, marijuana is the **most commonly used illicit drug in the United States.**

WHERE IS IT LEGAL?

Marijuana is currently legal in **23 states**, as well as the District of Columbia, Guam, and the Northern Mariana Islands.

STATE VS. FEDERAL

Because federal law prohibits the use of marijuana, property managers can ban its use on their properties, **even if it is legal in the state.**



IMPLEMENT CLEAR POLICIES

Implementing **clear policies for smoking and cultivation is crucial**, including guidelines for ventilation, odor control, and smoking in common areas.

POTENTIAL CONFLICTS

Accommodations for those who are legally allowed to possess and consume marijuana **can lead to potential conflicts among residents.**



ACCOMMODATION REQUESTS

Requests for accommodations for medical marijuana use based on a disability should be handled carefully. **It's recommended to seek help from legal counsel.**



RESIDENT WELL-BEING

It is important to address conflicts proactively to **support the well-being of all residents.**

COMMUNICATION IS KEY

Communication is key to minimizing conflicts and ensuring a comfortable living environment for all.



IMPACTED AIR QUALITY

Marijuana can have a negative impact on communities as smoke can travel between apartments and **affect the air quality in neighboring apartments.**

CONCERNING SMELL

The smell of marijuana can be tough to **get rid of** and may make it difficult to rent apartments in the future.

PROPER VENTILATION

Proper ventilation and odor control measures help address concerns about marijuana odor.



WILL IT STILL LEASE?

In states where both medical and recreational marijuana are legal, 50% of the National Association of REALTORS® surveyed reported **no issues leasing a property after the use of marijuana in a property.**

RESTRICTED SMOKING ON PROPERTIES

65% of residential property managers have addendums on leases which restrict smoking on properties.



Need help staying up to date with changing laws and regulations surrounding marijuana use in your specific state? **Grace Hill can help you make informed decisions regarding your property's policies.**