

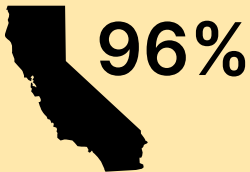
# California Real Estate Agents Support Seller Disclosure of Tobacco Smoke Residue

The Policy Research Center for Tobacco and the Environment asked California real estate agents to weigh in on whether sellers should be required to disclose toxic tobacco smoke residue in official transfer documents.

## Background



Smoking indoors leads to the buildup of **tobacco smoke residue**, toxic chemical residue that lingers in building materials and on surfaces for years after smoking has stopped.



A 2021 survey of 1,800 California residents showed that **96% of Californians want to know** if there is tobacco smoke residue in a home they are buying or renting.

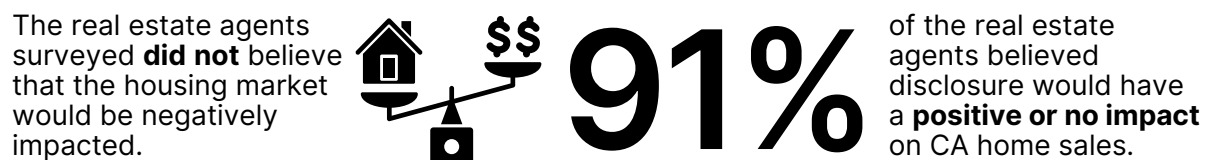
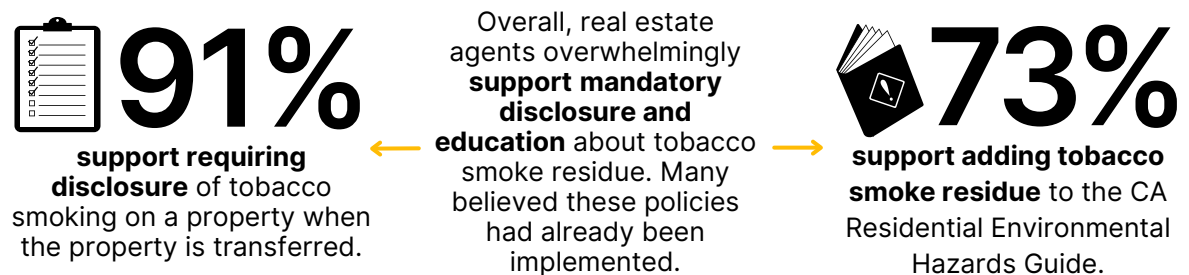
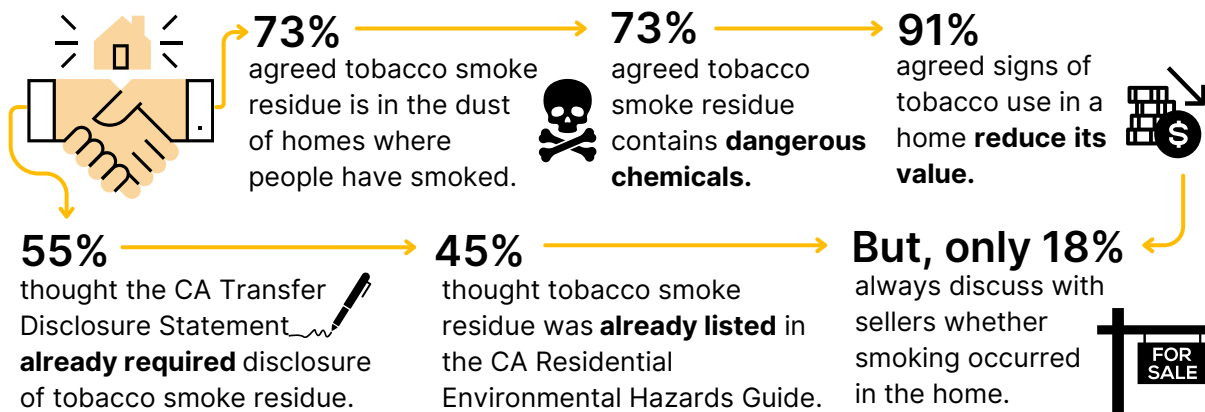


Unlike other environmental hazards, there is currently **no legal requirement for sellers to disclose** toxic tobacco smoke residue or for buyers to receive education about it.

## Methods

**?** In 2024, The Policy Research Center for Tobacco and the Environment used an online survey to ask a select group of 11 real estate agents who sell residential real estate their opinion of disclosure of tobacco smoke residue in real estate transactions.

## Results



## Conclusion

Adding tobacco smoke residue to the CA Transfer Disclosure Statement and the CA Residential Environmental Hazards Guide is supported by the real estate agents surveyed. Almost half incorrectly believed tobacco smoke residue is already included.

Additionally, real estate agents who are members of the CA Association of REALTORS® are already required to use the **Seller Property Questionnaire** which asks about smoking and vaping history on a property.

Requiring disclosure and education could be an important step toward **improving education and awareness** for sellers, buyers, and industry professionals.

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