

METH AND YOUR PROPERTY

LANDLORDS HOW TO MANAGE A SAFE RENTAL

ADDITIONAL RESOURCES

Certified Decontamination Specialist

www.superfund.utah.gov/docs/ContractorList.pdf

Utah State Rule on Decontamination

www.rules.utah.gov/publicat/code/r392/r392-600.htm#5

Link to Local Health Departments

www.health.state.ut.us/lhd/index.html

DEQ Website

www.environmentalresponse.utah.gov

Collaborative Site on Meth

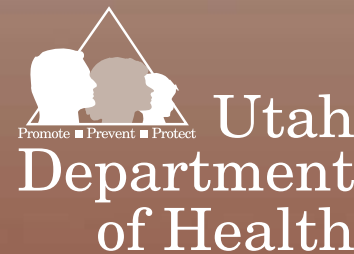
www.methresources.gov

Utah's Meth Task Force website

www.Endmethnow.org

Tenant Rights, Laws, and Protections

www.hud.gov/local/ut/renting/tenantrights.cfm



Environmental Epidemiology Program

Methamphetamine

288 North 1460 West
Salt Lake City, Utah 84116

Phone: 801-538-6191

Fax: 801-538-6564

<http://health.utah.gov/meth>

Properties can be contaminated from both the chemicals used in meth production and/or residue left by using meth.

Proper decontamination is suggested to remediate properties that have been contaminated.



What is meth?

A potent stimulant that is highly addictive, meth may be sold as a powder or rock-like substance. The most common names for meth are:

Crystal, Crank, Ice, Glass

Because meth is relatively inexpensive and easy to produce, residential meth labs are a serious problem. Once a property has been contaminated by meth production or usage, it remains that way until properly decontaminated.

A snapshot guide to inform landlords of the resources available to them.



RESPONSIBILITY

OF LANDLORDS

Landlords must comply with the law and the health, building and safety codes of the city or county in which the property is located.

Landlords must maintain the unit in safe and healthy condition and not allow illegal drugs to be made, sold or stored there. If meth contamination is confirmed by a Certified Decontamination Specialist, the property owner must assume decontamination cost and responsibility.

Tips for landlords

- Make sure applicants complete the rental application
- Conduct a thorough background check of the applicant, including a criminal background check
- Be sure to personally meet each rental applicant and require picture identification
- Require a lease
- Obtain a damage deposit
- Look around your property regularly, taking note of any signs of a meth lab or other illegal activity
- Insist on changing furnace filters and screens yourself
- Collect rent personally
- Ask neighbors to help monitor your property

Frequency of testing

Landlords may choose to test a property once it has been vacated if the tenant or property exhibits any warning signs.

If you suspect a current tenant is using or producing meth, contact local law enforcement immediately. DO NOT ENTER.

WHAT TO LOOK FOR

CHECKLIST

Inside the property

- Yellow discoloration on ceilings, walls, floors, drains, sinks and showers
- Blue discoloration on valves or propane tanks and fire extinguishers
- Staining or etching marks on sinks, toilets, bathtubs or stove
- Added ventilation systems located over work benches, in attics or basements
- Smoke detectors that are removed or taped off
- Unusual chemical odors such as paint thinner or chlorine
- Trapdoors or hidden rooms

Outside the property

- Extensive security measures or attempts to ensure privacy such as “No Trespassing” or “Beware of Dog” signs, excessive fencing, large trees or shrubs
- Burn piles
- Buried trash with signs of meth ingredients
- Areas in the yard that indicate chemicals may have been dumped, such as dead spots or burns

HOW TO TEST

FOR METHAMPHETAMINES

Testing

Professional testing is available through state Certified Decontamination Specialists. A complete list is available at:

www.superfund.utah.gov/docs/contractorlist.pdf

The Utah Department of Health recommends contacting several Certified Decontamination Specialists for quotes as prices may vary.

Contamination levels

Contamination levels depend on the activity on the property, whether it is through production and/or use.

Production

Many flammable and toxic gases, as well as significant amounts of meth residue, can result from the production of meth.

Use

Meth can leave detectable residue levels on all surfaces.

DECONTAMINATION

PROCESS

State standards for the decontamination process (R392-600) have been established in an effort to protect public health.

Contact your local health department for county specific decontamination procedures if your property tests positive for meth. While decontamination standards are the same statewide, county procedures may differ.

Summary of State Rule 392-600

State Rule 392-600 specifies pre-assessment, sampling, work plan, decontamination standards and final reporting standards. For more information, please refer to the complete rule at:

www.rules.utah.gov/publicat/code/r392/r392-600.htm#T5

The state decontamination standard can be found at www.health.utah.gov/meth.

