

Meth and your property

How to rent a safe home or apartment

A snapshot guide for renters and residents to inform them of resources available to them.

What is meth?

Methamphetamine or meth is 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**, and **glass**.

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



Home meth lab.

Renters' rights

Utah

You have the right to a safe and sanitary home. State law requires landlords to maintain rental units in compliance with local ordinances.

If you suspect your property is contaminated, talk to your landlord. If a certified decontamination specialist confirms the residence is contaminated, the property owner is responsible for decontaminating the property.

Meth contamination

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

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

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.

The state decontamination standard can be found at:

appletree.utah.gov/methamphetamine

**SCAN
ME!**



Meth and your property

Questions to ask

Before you rent

Landlord

- How long have the previous occupants lived here?
- Are you aware of anyone who lived here ever being convicted of using or producing meth?
- Have you noticed any lingering chemical odors?
- Are there any spots in the yard where plants or grass won't grow?

Neighbors

- Did the home have any frequent visitors? Did they come and go at unusual times? Did they come and go at odd times? Did the frequent visitors only stay for 5-10 minutes at a time?
- Did you ever notice any strong chemical odors coming from the house?
- Were the windows ever blacked out or curtains always drawn?



Talk to the neighbors about previous tenants.



Visual inspection





Checklist for meth production

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 burn marks
- Unusual chemical odors such as paint thinner or chlorine

Meth and your property

Outside the property

-  Extensive security measures or attempts to ensure privacy such as “No Trespassing” signs.
-  Burn piles
-  Burned 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

Testing

Professional testing is available through state certified decontamination specialist. A complete list is available at:

appletree.utah.gov/methamphetamine/additional-information-about-decontamination

The Utah Department of Health and Human Services 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. The Utah decontamination standard to 1.0 µg/100cm² (read as one microgram of methamphetamine per 100 square centimeters of surface area).

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.

Additional resources

Certified decontamination specialist

documents.deq.utah.gov/environmental-response-and-remediation/services/DERR-2017-006702.pdf

Meth FAQ

appletree.utah.gov/methamphetamine/meth-frequently-asked-questions/

EPA cleanup guidelines

www.epa.gov/emergency-response/voluntary-guidelines-methamphetamine-and-fentanyl-laboratory-cleanup

Tenants rights, laws, and protections

www.hud.gov/states/utah/renting/tenantrights

Environmental Epidemiology Program Methamphetamine

appletree.utah.gov/methamphetamine

Contact



EEP@utah.gov



801-538-6191