

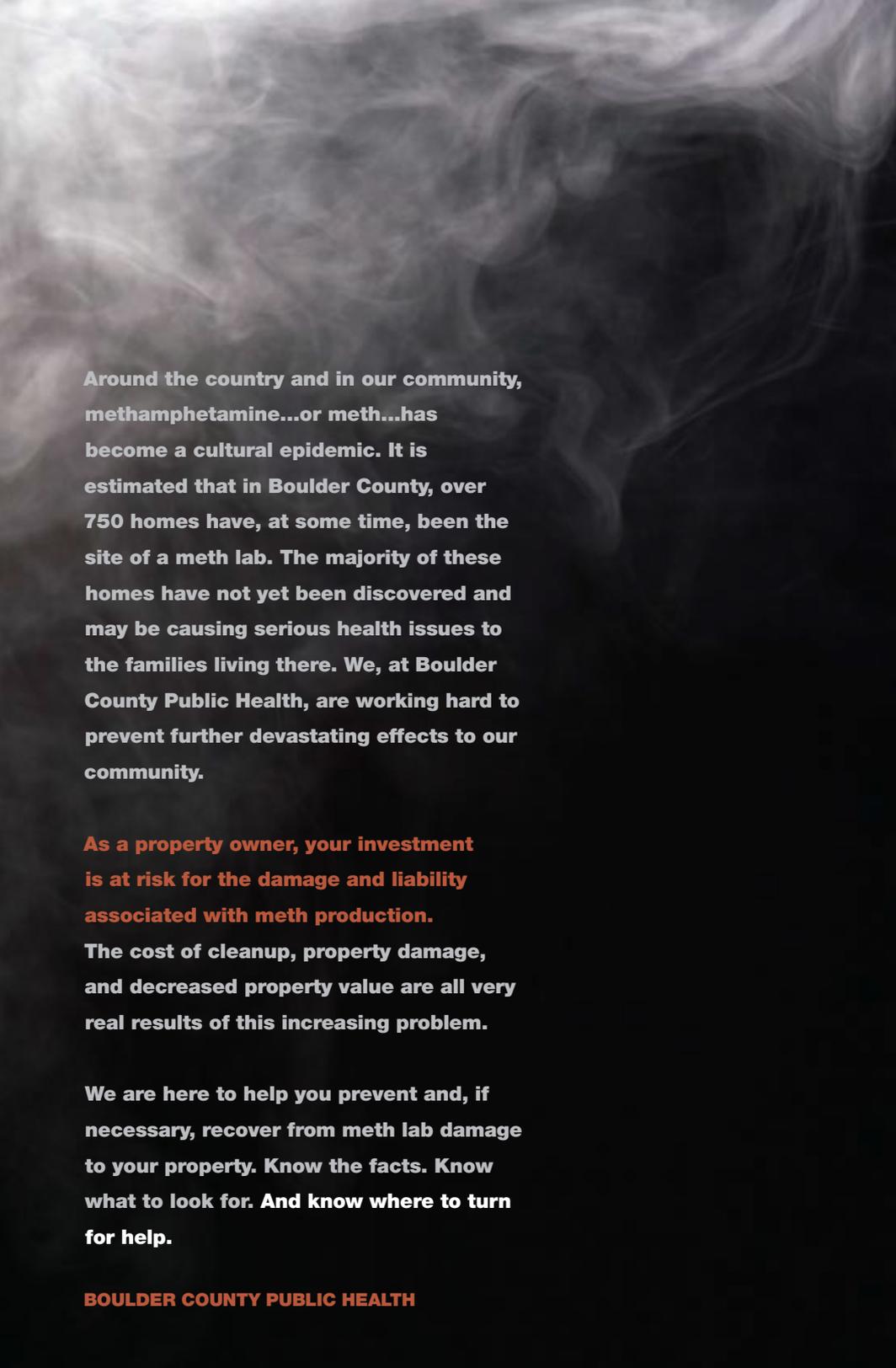


**protect
your
investment**

against meth lab damage

**BOULDER COUNTY
PUBLIC HEALTH**

we are here to help



Around the country and in our community, methamphetamine...or meth...has become a cultural epidemic. It is estimated that in Boulder County, over 750 homes have, at some time, been the site of a meth lab. The majority of these homes have not yet been discovered and may be causing serious health issues to the families living there. We, at Boulder County Public Health, are working hard to prevent further devastating effects to our community.

As a property owner, your investment is at risk for the damage and liability associated with meth production.

The cost of cleanup, property damage, and decreased property value are all very real results of this increasing problem.

We are here to help you prevent and, if necessary, recover from meth lab damage to your property. Know the facts. Know what to look for. And know where to turn for help.

BOULDER COUNTY PUBLIC HEALTH

the cost of cleanup

As a property owner, by law you are responsible for the cost of cleaning up an illegal drug lab on your property. Depending on the extent of the damage and the amount of waste, cleanup could cost thousands of dollars.*

Costs may include:

- Loss of revenue
- Property damage
- Decreased property value
- Dangerous tenants
- Liability
- Loss of respect from neighbors

** Cleanup does not include the repair or replacement of damaged items (carpets, furnishings, etc.).*

Per the Law

What you need to know...

Health Consequences

Chemical residues from a meth lab can be hazardous to the health of everyone living in the property.

Legal Liability

Properties that are not cleaned to required standards are the legal liability of owners selling the properties.

Disclosure Requirement

Property owners must disclose the presence of an illegal drug lab if the property has not been cleaned to meet the 2005 standard (*even if the labs were present prior to 2005, when cleanup standards were adopted*).

Senate Bill 06-0022

effective 1/1/07

- Allows buyers to test for the presence of meth.
- Requires sellers to disclose the presence of a former meth lab unless cleaned to meet standards.
- Requires cleanup to meet standards if meth is detected (per Colorado Revised Statutes [CRS] 38-35.7-103, Disclosure - methamphetamine laboratory).

Current Cleanup Laws Require the Owner of an Identified Meth Lab to:

- Prevent entry by any individual unless they are properly trained and have appropriate personal protective equipment.
- Conduct a preliminary assessment.
- Assure proper cleanup of the property, per regulation.
- Conduct and submit a final report to Boulder County Public Health (the governing body) per Colorado Revised Statutes (CRS) 25-18.5-101, Illegal Drug Laboratories.



Chemical residues from a meth lab can be hazardous to the health of people living in the property - especially children - unless the lab has been cleaned to meet state standards.

Renting your Property

Before Renting: Screen Prospective Tenants

- Know the background of your tenants. Not everyone who has a negative history is a meth user. Use common sense.
- After obtaining written authorization from prospective tenants, conduct a complete background check for each adult, including:
 - **Rental history** (poor or nonexistent)
 - **Employment history** (lack of work history)
 - **Credit report** (lack of credit or poor credit; plenty of cash but no credit)
 - **Criminal background check**
- Meet every adult and require picture identification.
- Avoid accepting cash, money orders, or payment in advance.
- Record tenant vehicles and license plate numbers.
- Pay attention to appearance and behavior.

Complete the Rental Agreement

- Ensure that the rental application is complete.
- Make sure your rental agreement addresses:
 - Illegal activity at the property
 - Tenant responsibility for conduct on the property
 - Unannounced inspection of the property

After Renting

- Visit your property often.
- Talk with neighbors and ask them to contact you with concerns.



22. ATTORNEY'S FEES AND COSTS. Should a lawsuit be
brought by or against the Tenant, the Tenant shall be
responsible for the payment of the reasonable attorney's
fees and costs.

24. ASSIGNMENT. The Tenant shall not assign, sublease or
Public Records of any kind. In the event of an
Assignment, the Assignment shall be void and the
Lease shall be voided.

25. GOVERNING LAW. This Lease shall be governed by
the laws of the State of Michigan and shall be
enforced through and under the laws of the State of Michigan.

RENTAL AGREEMENT



*A house containing a meth lab
burns to the ground.*

**Conduct a complete background
check for each adult.**

Visit your property often.

**Talk with neighbors and ask
them to contact you with
concerns.**

Drug Lab Indicators

Excessive Garbage Filled With:

- **Matchbooks** with the strike plate removed, matches in general
- **Empty ephedrine blister packs** (an ingredient in decongestants like Afrin and Contact)
- **Coffee filters** (unusually stained, green or red)
- **Hydrogen peroxide containers**
- **Corrosive chemicals**, such as:
 - **Hydrochloric acid** used to clean concrete or grout; also found in toilet bowl cleaners and can be purchased from swimming pool supply stores
 - **Sulfuric acid** (drain cleaner)
 - **Lye**, or sodium hydroxide (Red Devil Lye, Drano, Easy-Off Oven Cleaner, Liquid-Plumr)
 - **Ammonia**
 - **Iodine**
- **Flammable chemicals**
- **Acetone containers** (nail polish remover)
- **Compressed gas cylinders**, like propane tanks or nitrogen cylinders, with corroded valves
- **Lab scales**
- **Layered liquids** in the refrigerator
- **Toluene**, AKA Toluol
- **Camping fuel** (Coleman fuel) or paint thinner; excessive amounts
- **Denatured alcohol**; Isopropyl alcohol or rubbing alcohol
- **Starting fluid** (HEET); Methanol or methyl alcohol
- **Lithium strips** from the inside of alkaline batteries
- **Red stains on walls**, floors, or trash

Excessive garbage



Starting fluid or HEET



Excessive amounts of camping fuel



Compressed gas cylinders



Corrosive chemicals



Acetone containers



Acetone containers



Corroded valves



Stains on wall



Box lab



Coffee filters, unusually stained



Ephedrine



Meth User Characteristics



Meth User Characteristics:

- **Increased activity**, especially at night
- **Paranoid or odd behavior**
- **Insomnia, anxiety, and violent or psychotic (suspicious) behavior.** If that behavior is not typical for that person, they may have a drug problem.
- **Poor hygiene;** a pale, unhealthy complexion; and sores on their bodies from picking at “crank bugs” due to hallucinations
- **Cracked teeth** due to clenching behavior, or very poor dental health due to the chemicals used to make meth
- **Blacked-out windows**
- **Excessive home security**
- **Chemical odors**

For Help

Boulder County Public Health is Here to Help

We can help you to...

understand the regulations and requirements so you can implement solutions to clean up properties where illegal drug labs have been found.

We can help you to...

understand and eliminate liabilities proactively.

We can provide you with...

a list of certified industrial hygienists who can evaluate your property for the presence of meth. These industrial hygienists can certify that your property is free of meth contamination or assist you with the required cleanup.

We can provide you with...

a step-by-step description of the cleanup process, technical assistance in complying with the requirements, and assistance with reviewing testing proposals.

Contact Us

Educate Yourself and Your Staff

- **HAZARD AWARENESS TRAINING FOR SELF AND EMPLOYEES**

Meth residue hazards. Contact:

Boulder County Public Health, 303.441.1564

Email Us: HealthInfo@bouldercounty.org

If You Suspect a Drug Lab:

- **DO NOT ENTER THE PROPERTY.** Labs present a risk of exposure to dangerous chemicals and possible explosion.

- **CONTACT LAW ENFORCEMENT**

CITY OF LONGMONT:

Special Enforcement Unit, 303.651.8752

Hotline, 303.651.8585

ALL OTHER AREAS:

Boulder County Drug Task Force, 303.441.1690

- **TEST THE PROPERTY.**

www.BoulderCountyHealth.org/meth (for testing resources)

- **IN AN EMERGENCY, CALL 911.**

For more information about drug lab cleanup and regulations:

Boulder County Public Health

303.441.1564

www.BoulderCountyHealth.org/meth

