

TIPS FOR PROPERTY OWNERS

OWNERS OF RENTAL PROPERTIES

Over half of drug lab properties discovered are on rental properties, and property owners are ultimately responsible for the decontamination costs. In addition to the cleanup costs, the owner also must bear the loss of rent, damaged property, loss of respect of neighbors, etc. Taking the following steps may help to avoid the problem:

At the time of application...

- Make sure the entire application is completed
- Conduct background checks
 - Rental history
 - Credit report
 - Employment history
 - Criminal background
- Meet every adult moving into the unit and require picture ID

Make sure current renters are not operating a drug lab by...

- Visiting the property often. Check for:
 - Excessive trash
 - Blacked-out windows
 - Chemical odors
 - Paranoid/Odd behavior
 - Frequent visitors at all hours

It is also helpful to introduce yourself to the neighbors of your rental property. Explain that you own the property and ask them to keep an eye out for you. Leave your telephone number and ask them to call if they have any concerns. Let your tenant know that you have frequent contact with the neighbors.

The City of Portland offers a Landlord Training Program through its Office of Planning and Development Review. Information can be found at <http://www.portlandonline.com/oni/index.cfm?c=31887>.

If you discover a drug lab or suspect that your tenants are operating one DO NOT ENTER the property. Call your local law enforcement.

OWNERS OF HOTELS/MOTELS

Drug labs are commonly discovered in hotel/motel rooms, and the owner of the property is ultimately responsible for the cleanup costs. Taking the following steps may help prevent future problems.

At the time of registration, be aware of individuals who...

- Pay with cash
- Do not have photo ID or credit cards
- Are local residents
- Appear to be under the influence of drugs
- Have several pieces of luggage or storage containers
- Report no vehicle, or provide inaccurate vehicle license information

Further security measures...

- Require visitors to use main entrance
- Perform daily room checks
- Train employees to be aware of chemical odors
- Cancel lost keys immediately
- Walk the halls and perimeter of the building
- Communicate with local motels if suspicious individuals are identified

If you discover or suspect a drug lab **DO NOT ENTER** the property. Call your local law enforcement.

OWNERS OF SELF/MINI STORAGE UNITS

People involved in illegal drug manufacturing may use storage facilities to store hazardous materials and apparatus. In addition to boxed labs, manufacturers have been discovered “cooking” inside storage facilities. In order to protect your customers’ health and your investment keep an eye out for the following:

- The general age group for meth cooks ranges from 25-35 years old, but manufacturers have been found in all age groups
- Renter will likely pay in cash and pay for months in advance
- Renter would be interested in 24 hour access to the locker
- May rent multiple units

- May make numerous and seemingly unnecessary trips to the unit
- Renter may bring friends to act as a lookout, and close doors when people are passing by
- Materials may be kept covered upon entry to the storage site
- Renter may appear unnecessarily nervous and paranoid
- Laboratory glassware may be present
- Strange chemical odors may be present around the unit or on the renter

Inquiries to the Drug Lab Cleanup Program should be directed to:

Brett Sherry
Drug Lab Cleanup Program
Department of Human Services
800 NE Oregon Street, Suite 608
Portland, OR 97232
(971) 673-0429
e-mail: brett.w.sherry@state.or.us
oregon.gov/DHS/ph/druglab/