



PET POLICY

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets.

Registration of Pets

Pets must be registered with the PHA before they are brought onto the property.

Conditional approval (not to exceed one month) may be granted to allow registration steps.

Registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s) and is pest-free. This registration must be renewed annually and will be coordinated with the annual reexamination date.

Pets will not be approved to reside in a unit until completion of the registration requirements.

Pet Agreement

Residents who have been approved to have a pet must enter into a pet agreement with the PHA, or the approval of the pet will be withdrawn.

The pet agreement is the resident's certification that they have received a copy of the PHA's pet policy and applicable house rules, that they have read the policies and/or rules, understands them, and agrees to comply with them.

The resident further certifies by signing the pet agreement that they understand that noncompliance with the PHA's pet policy and applicable house rules may result in the withdrawal of PHA approval of the pet or termination of tenancy.

Responsible Parties

The pet owner will be required to designate a responsible party for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

A resident who cares for another resident's pet must notify the PHA and sign a statement that they agree to abide by all of the pet rules.

Refusal to Register Pets

The PHA will refuse to register a pet if:

The pet is not *a common household pet* as defined below

Keeping the pet would violate any pet restrictions listed in this policy

The pet owner fails to provide complete pet registration information, or fails to update the registration annually

The applicant or tenant has previously been charged with animal cruelty under state or local law; or has been evicted, had to relinquish a pet or been prohibited from future pet ownership due to pet rule violations or a court order

The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

If the PHA refuses to register a pet, a written notification will be sent to the pet owner within 14 calendar days of the PHA's decision. The notice will state the reason for refusing to register the pet and will inform the family of their right to appeal the decision in accordance with the PHA's grievance procedures.

Pet Removal

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the pet owner.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate state or local agency and request the removal of the pet.

<p>Definition of "Common Household Pet"</p> <p><i>Common household pet</i> means a domesticated animal, such as a dog, cat, bird, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes.</p> <p>The following animals are not considered common household pets:</p> <ul style="list-style-type: none"> • Reptiles • Rodents • Insects • Arachnids • Wild animals or feral animals • Pot-bellied pigs • Animals used for commercial breeding 	<p>Pet Restrictions</p> <p>The following animals are not permitted:</p> <p>Any animal whose adult weight will exceed 30 pounds and whose shoulder height will exceed 15 inches.</p> <p>Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites or lacerations</p> <p>Any animal not permitted under state or local law or code</p> <p>Number of Pets</p> <p>Residents may own a maximum of 2 pets, only 1 of which may be a dog.</p> <p>In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner in a tank holding up to 10 gallons. Such a tank or aquarium will be counted as 1 pet.</p>
<p>Other Requirements</p> <p>Dogs and cats must be spayed or neutered at the time of registration or, in the case of underage animals, within 30 days of the pet reaching 6 months of age. Exceptions may be made upon veterinary certification that subjecting this particular pet to the procedure would be temporarily or permanently medically unsafe or unnecessary.</p> <p>Pets must be licensed in accordance with state or local law. Residents must provide proof of licensing at the time of registration and annually, in conjunction with the resident's annual reexamination.</p>	
<p>Pet Area Restrictions</p> <p>Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried. They must be under the control of the resident or other responsible individual at all times.</p> <p>Pets other than dogs or cats must be kept in a cage or carrier when outside of the unit.</p> <p>Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.</p> <p>Pet owners are not permitted to exercise pets or permit pets to deposit waste on the property outside of the areas designated for such purposes.</p>	<p>Noise</p> <p>Pet owners must agree to control the noise of pets so that their noise is not a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or property. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.</p> <p>Pets Temporarily on the Premises</p> <p>Pets that are not owned by a tenant are not allowed on the premises. Residents are prohibited from feeding or harboring stray animals. Residents may however have bird feeders.</p> <p>This rule does not apply to visiting pet programs sponsored by a humane society or other non-profit organizations, and approved by the PHA.</p>

<p>Cleanliness</p> <p>The pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an appropriate receptacle.</p> <p>The pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.</p> <p>Litter box requirements:</p> <p>Pet owners must promptly dispose of waste from litter boxes and must maintain litter boxes in a sanitary manner.</p> <p>Litter shall not be disposed of by being flushed through a toilet.</p> <p>Litter boxes shall be kept inside the resident's dwelling unit.</p>	<p>Pet Care</p> <p>Each pet owner shall be responsible for adequate care, nutrition, exercise and medical attention for their pet.</p> <p>Each pet owner shall be responsible for appropriately training and caring for their pet to ensure that the pet is not a nuisance or danger to other residents and does not damage PHA property.</p> <p>No dog may be allowed unleashed outside unless the pet owner has a fully fenced private yard and maintains the dog within that space. No animals may be tethered or chained inside or outside the dwelling unit at any time.</p> <p>Alterations to Unit</p> <p>Pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.</p> <p>Installation of pet doors is not allowed.</p>
<p>Pet Rule Violations</p> <p>All complaints of cruelty and all dog bites will be referred to animal control or an applicable agency for investigation and enforcement.</p> <p>If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the pet rules, written notice will be served.</p> <p>The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:</p> <p>That the pet owner has 14 calendar days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation</p> <p>That the resident is entitled to be accompanied by another person of their choice at the meeting</p> <p>That the resident's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to remove the pet, or to terminate the pet owner's tenancy</p>	<p>Notice for Pet Removal</p> <p>If the resident and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.</p> <p>The notice will contain:</p> <p>A brief statement of the factual basis for the PHA's determination of the pet rule that has been violated</p> <p>The requirement that the resident must remove the pet within 30 calendar days of the notice</p> <p>A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures</p> <p>Termination of Tenancy</p> <p>The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:</p> <p>The resident has failed to remove the pet or correct a pet rule violation within the time period specified</p> <p>The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease</p>

Emergencies

The PHA will take all necessary steps to ensure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are immediately removed from the premises by referring the situation to the appropriate state or local entity authorized to remove such animals.

If it is necessary for the PHA to place the pet in a shelter facility, the cost will be the responsibility of the pet owner.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the property.

Payment of Deposit

Pet owners are required to pay a pet deposit of \$200 in addition to any other required deposits. The deposit may be paid in full or with a signed payment plan of \$50 down and \$10 per month before the pet is brought on the premises.

The pet deposit is not part of rent payable by the resident.

Refund of Deposit

The PHA will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 30 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

The PHA will provide the resident with a written list of any charges against the pet deposit within 30 calendar days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

Pet-Related Damages During Occupancy

Pet owners will immediately notify PHA of any personal injury or property damage caused by pet.

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet on the property will be the responsibility of the resident, including:

Cost of repairs and replacements to the resident's dwelling unit

Fumigation of the dwelling unit

Repairs to common areas of the property

Cost of flea elimination

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies for Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

My signature below indicates that I have read, understood, and agree to this policy:

Signature: _____

Date: _____

Signature: _____

Date: _____

Signature: _____

Date: _____

Signature: _____

Date: _____

Homes for Good Signature: _____

Date: _____