

## PET POLICY

### **1. Exclusions**

This policy does not apply to animals that are used to assist persons with disabilities. Service/Companion Animals are allowed in all Section 8 Multifamily properties with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

### **2. PETS IN HOUSING MANAGED BY MCKEAN COUNTY HOUSING AUTHORITY**

A Partnership In Housing, Inc. allows for pet ownership in its developments with the **written pre-approval** of A Partnership In Housing, Inc. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units.

**All pets must be registered initially and annually with A Partnership In Housing, Inc. (revised September 20, 2007)**

### **3. APPROVAL**

Residents must have the prior written approval of A Partnership In Housing, Inc. before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before A Partnership In Housing, Inc. will approve the request. Residents must **register all pets with A Partnership In Housing, Inc. with (revised September 20, 2007)** a picture of the pet so it can be identified if it is running loose. Residents must have an emergency contact person in case of death or illness.

If management would refuse to register a pet, the resident/prospective resident will be provided a written notice as to why the pet could not be registered. Notices will be issued based on HUD handbook 4350.1 paragraph 32-16.

### **4. TYPES AND NUMBER OF PETS**

A Partnership In Housing, Inc. will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not generally include reptiles (except turtles), any reptiles need prior approval from A Partnership In Housing, Inc. There will be no snakes allowed. Because of the smell ferrets will not be allowed. If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact. A document must be provided to A Partnership In Housing, Inc. verifying this.

Only one pet per unit will be allowed except with the following exceptions, two birds, or two mice, or two gerbils/hamsters/ guinea pigs of the same sex and any number of fish in a tank not to exceed a 20-gallon tank. All cats must be declawed before the resident can move the animal into the housing units. *(As amended August 4, 2005)*

Any animal deemed by A Partnership In Housing, Inc. to be potentially harmful to the health or safety of others, including attack or fight training dogs, will not be allowed.

No animal may exceed twenty five (25) pounds in weight or 1 foot in height projected to full adult size.

#### **5. INOCULATIONS**

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anticruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with A Partnership In Housing, Inc. to attest to the inoculations.

#### **6. PET DEPOSIT**

A pet deposit of **\$95.00** is required at the time of registering a cat or dog. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage.

*Pet owner may pay this deposit all at once or with a \$50.00 down payment and \$10.00 per month until total deposit is paid. (As amended 9/04)*

#### **7. FINANCIAL OBLIGATION OF RESIDENTS**

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and A Partnership In Housing, Inc. reserves the right to exterminate and charge the resident.

#### **8. NUISANCE OR THREAT TO HEALTH OR SAFETY**

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or A Partnership In Housing, Inc. personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move him/herself.

Pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

#### **9. DESIGNATION OF PET AREAS**

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit (no outdoor cages may be constructed). Pets will be allowed only in designated areas on the grounds of the property if A Partnership In Housing, Inc. designates a pet area for the particular site. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of Service/Companion Animals no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, hallways or office in any of our sites.

## **10. MISCELLANEOUS RULES**

Pets may not be left unattended in a dwelling unit for over 12 hours. If the pet is left unattended and no arrangements have been made for its care, A Partnership In Housing, Inc. will have the right to enter the premises and take the uncared for pet to be boarded at a local animal care facility at the total expenses of the resident.

**Pet bedding shall not be washed in any common laundry facilities.**

Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot be kept, bred or used for any commercial purposes.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner per the House Rules.

A pet owner shall physically control or confine his/her pet during the times when A Partnership In Housing, Inc. employees, agents of A Partnership In Housing, Inc. or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from A Partnership In Housing, Inc.'s property within 24 hours of notice from A Partnership In Housing, Inc. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violated any other conditions of this policy may be required to remove his/her pet from the development within 10 days of written notice from A Partnership In Housing, Inc. The pet owner may also be subject to termination of his/her dwelling lease.

A Partnership In Housing, Inc.'s grievance shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

*Any pet owner that owns a bird must keep the bird in cages at all times. No bird will be allowed to fly around the leased property. (As amended on October 19, 2006)*

## **11. VISITING PETS**

Pets that meet the size and type criteria outlined above may visit the neighborhood/buildings where pets are allowed for up to two weeks with A Partnership In Housing, Inc. approval.

Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

## **12. REMOVAL OF PETS**

A Partnership In Housing, Inc., or an appropriate community authority, shall require the removal of any pet from a dwelling unit if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the neighborhood or of other persons in the community where the unit is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, A Partnership In Housing Inc. has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.