

PENINSULA HOUSING AUTHORITY

PET POLICY

A. EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Animals who assist persons with disabilities are allowed in all public housing facilities with no restrictions other than those imposed on all residents to maintain their units and associated facilities in a decent, safe and sanitary manner and to refrain from disturbing their neighbors.

B. PETS IN PUBLIC HOUSING COMMUNITIES

Residents of all public housing communities shall be permitted to own and keep common household pets subject to the following limitations:

1. COMMON HOUSEHOLD PET

- a. Common household pet shall be defined as “non-aggressive domesticated animals such as a dog, cat, songbird, hamster, gerbil, guinea pig, or fish.” (Non-aggressive breeds of dogs are those dogs so defined by the Humane Society.)
- b. Snakes, or other kinds of reptiles or spiders, insects or bugs are not common household pets.

THE FOLLOWING ARE NOT CONSIDERED COMMON HOUSEHOLD PETS

- ✓ Vicious, intimidating, wild, feral, and/or poisonous animals of any kind.
- ✓ An animal whose natural and/or physical protective mechanism poses a risk of serious bites, lacerations and/or punctures. (i.e. ferrets, hedgehogs, etc)
- ✓ Animals that pose a significant risk of salmonella infection (i.e. chicks, turtles) or that are hosts to the organisms to cause psittacosis in humans (i.e. pigeons, doves, mynahs, psittacines and other birds) to those who handle them.
- ✓ Farm animals are not considered common household pets.

C. NUMBER OF PETS.

1. No more than one dog or one cat (not both) shall be permitted in a household.
2. Residents with a dog or cat may also have other categories of “common household pets” as defined above, and limited below.

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The Peninsula Housing Authority does not discriminate on the basis of race, color, national origin, religion, sex, disability or familial status in admission of access to it's programs. If you need to request a reasonable accommodation, contact the PHA at (360) 452-7631

3. There will be no limit on the number of fish, but no more than one aquarium with a maximum capacity of 25 gallons will be permitted.
4. No more than two cages per household, including dog/cat carriers.

D. APPROVAL

A Pet Request and Agreement Form must be completed prior to a resident housing either a dog or cat and 30 days prior to **each annual review**. Failure to appropriately register a dog or cat and pay the required security deposit shall be cause for termination of lease. The following information must be provided as a part of Pet Registration:

- Basic information about the pet (type, age, size, weight, description, etc.)
- Proof of current Inoculation and licensing.
- Proof of neutering or spaying, (all pets must be spayed or neutered, unless a veterinarian certifies that the spaying or neutering would be inappropriate.)
- A statement by a licensed veterinarian that the breed is non-aggressive.
- Payment of an **additional** security deposit of \$300.00 to be paid in full to defray the costs of potential damage done by a dog or cat to the unit or to the common areas of the community or adjacent yards. **\$100.00 of the pet deposit is non-refundable.** There shall be no additional security deposit for pets other than dogs or cats. The payment of a security deposit not preclude charges to a resident during their occupancy for repair of damages done on an ongoing basis by a dog or cat. Residents are responsible for all damages caused by their pets and must reimburse the PHA for all costs it incurs in repairing such damages.
- One (1) color photo of the pet, not less than 3” X 3” in size.

E. ACCEPTABLE CARE OF PETS/PET RULES

- Residents must prevent any damage to their unit, the immediate adjacent grounds, and the common grounds of the community in which they live.
- Animals may not be a nuisance or a threat to the health or safety of PHA employees, postal workers, agency employees, the public or other residents in the community by reason of noise, unpleasant odors, or other objectionable situations.
- Pet owners will be totally liable for damages and/or injuries caused by their pet.
- All dogs and cats shall be on a leash and kept under control at any time they are in the halls, elevators, grounds or common areas of the building and/or project; however, pets shall not be permitted at any time in the community rooms or community kitchens.
- Pets shall not be permitted in the lobbies, laundry rooms or activity rooms, except for ingress and egress to and from the building.

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- All residents given approval to have a dog will be required to walk their dog in a designated area of the property for proper disposal of pet waste. Dog owners will be
- required to immediately clean up and dispose of pet waste, In addition, dog owners will be required to participate in monthly yard maintenance of the designated areas
- Breeding of pets is forbidden.
- If maintenance is requested or scheduled, either the pet owner must be at home at time of maintenance to restrain pets or pets must be confined. Failure to confine pets may be cause for either delayed maintenance, additional costs to the pet owner in the event of rescheduled maintenance, and termination of either the pet agreement or residential lease. PHA will not be liable for any pet which escapes due to failure of the owner to properly confine the pet.
- Any pet owner found to be involved in animal cruelty or neglect will have their Pet Agreement terminated.

F. VISITING PETS

Visiting pets are not allowed.

G. STRAYS

The care or feeding of animals not registered with the PHA shall be considered keeping a pet without permission, a violation of the Pet Policy and subject to any appropriate charges/fees.

H. DENIAL OF APPROVAL

The PHA reserves the right to refuse to register a pet if;

- ✓ The pet is not a common household pet; or
- ✓ The keeping of the pet would violate any applicable house or pet rules, or
- ✓ The pet owner fails to provide complete pet registration information; or
- ✓ The PHA reasonably determines, based upon the pet owner's past habits and practices, that the pet owner will be unable to keep the pet in compliance with the pet rules and other rental agreement obligations, or
- ✓ At the time of request to have a pet, the resident is not in good standing.

I. PET RULES VIOLATION PROCEDURES

Violation of these pet rules shall be considered violations of the lease agreement and shall be handled accordingly, including the tenant's right to a hearing under the PHA Grievance Procedure.

J. GRANDFATHER CLAUSE

Residents who have previously been granted permission in writing to have a pet or pets which would not qualify under this policy will be allowed to keep such pet(s) as long as they abide by all other rules and regulations of this policy, the keeping of such pet is not a

danger or disturbance to other residents and until the death of the pet. Upon the death of a pet that was grandfathered, any replacement pet must meet the terms of this policy

K. AMENDING THE PET POLICY

The PHA may amend the Pet Policy at any time by following the procedures established for amending the Statement of occupancy Policies.

L. INABILITY TO CARE FOR PETS

In the event a resident cannot care for his/her pet due to an illness, absence, or death, and no other person can be found to care for the pet, and after 24 hours has elapsed, the resident hereby gives permission for the pet to be released to the Humane Society/Animal Control, in accordance with their procedures. In no case shall PHA incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure.

NOTE: This policy is an agreement between the head of household and the Peninsula Housing Authority and needs to be signed only if a pet is in the household.

I have read the Pet Policy as written above and understand these provisions. I agree to abide by these provisions fully and understand that permission will be revoked if I fail to do so. Failure to comply with any part of the above and/or to take corrective action after sufficient notice of the violation shall be cause for termination of the lease. I have received a copy of this policy.

PRINTED NAME _____

TENANT SIGNATURE _____

RESPONSIBLE PARTY SIGNATURE _____

DATE _____ UNIT NO. _____

Approval for Pet:

As of this date, the above named resident has been given permission to have the pet listed in the attached Request to Allow a Pet, subject to the above terms and conditions.

MANAGER

DATE