

PET POLICY

1. *EXCLUSIONS*

This policy does not apply to service animals, support animals, assistance animals, or therapy animals that are used to assist persons with disabilities. These animals are allowed in all public housing facilities 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. Licensing is required in accordance with state and local laws. The person requesting an exclusion to the Pet Policy of the Housing Commission must have a disability and the accommodation must be necessary to afford the person with a disability an equal opportunity to use and enjoy a dwelling.

To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the person's disability. The Housing Commission will verify the existence of the disability, and the need for the accommodation— if either is not readily apparent. Accordingly, persons who are seeking a reasonable accommodation for an emotional support animal will be required to provide documentation from a physician, psychiatrist, social worker, or other mental health professional that the animal provides support that alleviates at least one of the identified symptoms or effects of the existing disability.

In addition, the Housing Commission is not required to provide any reasonable accommodation that would pose a direct threat to the health or safety of others. Thus, if the particular animal requested by the individual with a disability has a history of dangerous behavior, we will not accept the animal into our housing. Moreover, the Housing Commission is not required to make a reasonable accommodation if the presence of the assistance animal would:

- A. Result in substantial physical damage to the property of others unless the threat can be eliminated or significantly reduced by a reasonable accommodation;
- B. Pose an undue financial and administrative burden to MHC; or
- C. Fundamentally alter the nature of the MHC's operations.

2. *PETS IN PUBLIC HOUSING*

The Marysville Housing Commission will allow for reasonable pet ownership in all of the buildings designated controlled by the Commission.

The ownership does require pre-approval of the Housing Commission. Residents are fully responsible for any damages caused by the pet, including the cost of any clean-up, fumigation, carpet cleaning, lawns, yards and all common spaces. In exchange for this privilege, pet owners assume full responsibility for liability for the pet and agrees to hold the Housing Commission harmless from any claims caused by an action or inaction of the pet and owner.

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Any resident/tenant found to be in violation of any part of this policy could lose their privilege to own a pet while in residence with the Marysville Housing Commission.

3. APPROVAL

No resident can maintain, own, watch or control any pet without the approval of the Housing Commission. All residents **MUST** have prior approval before moving a pet into their unit. Residents must apply and supply all information and completely fill out the “Pet Application Form”. All registrations must be updated annually.

Before acquiring a pet, the resident must have on file a statement in the resident’s file naming the person(s) accepting responsibility for the care of the pet in case of illness, incapacitation or absence of the resident. If the person(s) named on the statement is not available in a situation described herein regarding the care of the pet, the pet will be removed by the Housing Commission, and all costs thereof shall be the responsibility of the resident.

Residents must maintain good housekeeping practices. Rent payment history should show a good payment history.

The Housing Commission reserves the right to enter and inspect the unit after reasonable notice to the tenant and during reasonable hours only if the Housing Commission has received a signed, written complaint that the conduct or condition of a pet in a unit constitutes, under applicable state or local law, a nuisance or a threat to the health or safety of the occupants of the project or others in the community.

Unclaimed or disapproved pets will be considered a lease violation and grounds for eviction.

4. TYPES AND NUMBER OF PETS

The MARYSVILLE HOUSING COMMISSION 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 include reptiles (except turtles) or exotic animals such as monkeys. 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.

Only one (1) pet per unit will be allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including, but not limited to, “bully breeds”, attack or fight trained dogs, will not be allowed. Potentially harmful breeds include Pit Bull (Staffordshire terrier), Dobermans, Chows and Rottweiler.

No animals may exceed 20 pounds in weight projected to full adult size. Pets kept in

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aquariums may not exceed 20 gallon maximum 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 anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be filed annually with Housing Management to attest to the inoculations.

6. *PET DEPOSIT*

A pet deposit is required at the time of registering the pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to cleaning and any damage beyond normal wear and tear.

The pet deposit and customary security deposit cannot exceed 1.5 times the TOTAL TENANT PAYMENT in effect at the time of move-in/transfer to the unit. The pet deposit may not exceed \$300, the initial payment of at least \$50.00 and subsequent monthly payments of no less than \$10.00 per month thereafter until the required deposit amount is met.

If the Commission determines that a family has a pet and the family refuses to follow policy by completing an application, the family shall be charged and responsible for payment of all deposits and fees until either the pet is removed, eviction proceedings are completed, or the family vacates the unit.

7. *FINANCIAL OBLIGATION OF RESIDENTS*

Any resident who owns or keeps a pet in his/her 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 the MARYSVILLE HOUSING COMMISSION reserves the right to exterminate and charge the resident.

8. *NUISANCE OR THREAT TO HEALTH OR SAFETY*

The pet, the tenant's apartment and outside surrounding area must be maintained in a manner to prevent odors and unsanitary conditions, including the clean-up of pet/animal waste. The pet must be kept on a leash, within four (4) feet of the owner when in public areas of buildings and property owned by the MHC. The pet must be accompanied by a person who is able to control the pet.

Three (3) substantiated complaints by neighbors or the Housing Commission personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance or violations of this policy will result in the owner having to remove the pet. This shall include the interference of any pet with the proper and rightful conduct of

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Housing Commission staff in the performing their duties and responsibilities when entering a dwelling unit after proper notification or to respond to an emergency situation. Failure to comply with an order to remove a pet will be considered a lease violation.

The Housing Commission, or an appropriate community authority, shall require the removal of any pet from the premises if the pet’s conduct or condition is determined to be a nuisance or a threat to the health or safety or peaceful enjoyment of all other occupants near the premises, employees of the Housing Commission, or other persons in the community where the residence is located.

9. DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash under a person’s control at all times when outside the unit (no outdoor cages, pens, coups, houses or runs may be constructed). Pets must be kept on a leash and remain within 4 feet of the owner, at all times, when inside the building. Pets will be allowed only in areas on the grounds of the property as designated by the Housing Commission. The most direct route shall be taken when the pet is leaving or returning to the unit. Pet owners must clean up after their pets in all areas and are responsible for disposing of pet waste. Waste must be placed in a plastic bag, tied securely and deposited in the dumpster. At no time will pet waste be placed in the trash chute.

With the exception of service animals no pets shall be allowed in the community room, community room kitchen, community room patio and indoor/outdoor balconies, laundry room, public bathrooms, library/card room, lobby, activity room, hallways (except to leave or return to the unit), office, or exercise room.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings and floors. This shall be implemented based on demand for this service.

10. MISCELLANEOUS RULES

Dogs may not be left unattended in a dwelling unit for over twelve (12) hours. If the pet is left unattended and no arrangements have been made for its care, the Housing Management 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 expense 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 and cats 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 purpose.

No pet shall be left unattended in the fenced “pet run”.

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

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disposed of in an appropriate manner. At no time will cat waste be placed in the trash chute.

All birds must be provided with and in a cage when outside of the owner's dwelling.

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

If a pet cause's harm to any person, the pet's owner shall be required to immediately and permanently remove the pet from the Housing Commission's property. The pet owner may also be subject to termination of his/her dwelling lease.

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

The Housing Commission's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

11. VISITING PETS

No visiting pets shall be permitted on Housing Commission property. Pet sitting is prohibited. Failure to comply will be considered a lease violation and could result in eviction.

12. REMOVAL OF PETS

The Housing Management or an appropriate community authority shall require the removal of any pet from a project 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 project or of other persons in the community where the project 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, the Housing Management 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.

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