

## PET POLICY

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**Introduction:** The purpose of this policy is to establish the procedures for ownership of pets in public housing operated by the Housing Authority of Frankfort.

**Assistance Animals:** Pet rules will not be applied to animals assisting persons with disabilities. To be excluded from this policy, the resident must certify:

1. That there is a person with a disability in the household.
2. That the animal has been trained to assist with the specified disability.

### **A. Management Approval of Pets**

#### **Registration of Pets**

1. All pets must be approved in advance by the Housing Authority.
2. Pet owners must submit and enter into a Pet Agreement with the Housing Authority.
3. Pet owners must provide a certificate 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.
4. Registration must be renewed and will be coordinated with the annual recertification. Proof of license and inoculation must be submitted at least 30 days prior to annual recertification.
5. Dogs and cats must be spayed or neutered prior to being admitted.

#### **Refusal to Register Pets**

The Housing Authority may refuse to register a pet if:

1. The pet is not a *common household pet* as defined in this policy.
2. Keeping the pet would violate Pet Rules.
3. The pet owner fails to provide complete pet registration information or fails to update the registration annually.
4. The Housing Authority 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 owner's ability to comply with the provisions of the lease.

## **B. Standards for Pets**

### **Types of Pets Allowed**

Tenants are not permitted to have more than one pet unless, under special circumstances, approved by the Housing Authority.

1. Dogs
  - a. Maximum adult weight: 50 pounds
  - b. Must be housebroken
  - c. Must be spayed or neutered
  
2. Cats
  - a. Must be spayed or neutered
  - b. Must be trained to a litter box or other waste receptacle
  
3. Fish
  - a. Maximum aquarium size is 10 gallons
  - b. Must be maintained on an approved stand
  
4. Other

Other acceptable pets are: guinea pigs, hamsters, gerbils, turtles, birds

## **C. Pets Temporarily on the Premises**

Pets that are not owned by the tenant will not be allowed. Tenants are prohibited from feeding (other than wild birds) or harboring stray animals.

## **D. Additional Fees and Deposits for Pets**

The tenant shall be required to pay a pet deposit of \$100.00 for a cat or dog. The deposit is required in full when the pet is properly registered and brought into the apartment. The deposit will be refunded to the tenant, less any charges for damage caused by the pet to the dwelling unit or grounds, or need for fumigation, upon removal of the pet or owner from the unit. If damages exceed the amount of the pet deposit, the tenant will be billed for this excess cost.

## **E. Pet Waste and Related Charges**

1. Dogs

The tenant shall be responsible for picking up pet waste, sealing it in a plastic bag and placing it in a trashcan.

2. Cats
  - a. Litter boxes must be kept inside the unit.
  - b. Litter shall not be disposed of by being flushed down the toilet.

A separate pet waste removal charge of \$20.00 per occurrence will be assessed against the tenant for violations of the pet policy.

#### **F. Pet Care**

No pet, excluding fish, shall be left unattended in any apartment for a period in excess of twelve (12) hours. All tenants shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

The tenant shall be required to designate another party for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the tenant or by other factors that render the owner unable to care for the pet.

#### **G. General Terms of Pet Ownership in the Housing Authority of Frankfort**

1. No animals shall be tied up or left unattended outside. No doghouses, animal runs, etc. shall be permitted.
2. The inside of apartments must be kept free of animal odors and maintained in a clean and sanitary manner.
3. All dogs and cats outside of the apartment must be walked on a leash; pets are not allowed to run loose at any time.
4. No excessive noise will be permitted.
5. If the pet poses a nuisance, the tenant must remove the pet from the premises in the time allowed by the Housing Authority and provide proof of such removal.
6. The Housing Authority may enter a unit to have a pet transferred to the Humane Society if left unattended for more than 12 hours.
7. Tenants agree to indemnify, defend and hold management harmless from and against any and all claims, actions, suits, judgments and demands brought by any other party or account of or in connection with any other activity of or any damage caused by any tenant's pet(s).

8. No dangerous or poisonous pets are permitted.
9. Dogs and cats must be kenneled any time tenant is absent from the apartment.

I/We have read the above Pet Policy and agree to abide by the terms outlined. I/We understand that failure on my/our part to abide by this policy will result in either my/our being required to remove my/our pet from the premises as instructed or my/our being required to move.

NOTE: This Document is made a part of the lease by reference.

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Signature/Date

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Address

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Signature/Date

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Witness/Date