

Twin Falls Housing Authority
Assistance/Special Needs/Support Animal Policy

(9/2020)

Assistance/Special Needs/Support Animal (*furthermore to be referred to as Support Animal in this policy*). The purpose of this policy is to allow the disabled individual the benefit of the support animal while ensuring that the ownership of the support animal does not interfere with the rights of all tenants and neighbors to enjoy clean, sanitary, quiet and safe surroundings.

Tenants with disabilities may have an assistance animal, when:

1. Provide a **written statement from a healthcare professional as to the necessity** of such an animal.
2. Animals used to assist persons with disabilities shall **not be subject to weight or breed limitations** as set forth in this policy, **provided that the animal does not pose a threat real or apparent** to other residents, Housing Authority employees, or their agents (based on previous history).
3. **Assistance animals shall be considered essential family members and shall not be subject to a pet deposit.** However, any damages caused by an assistance animal shall be charged to the tenant upon repair of the unit and shall be due no less than 14 days and no more than 30 days after being billed.
4. Tenants shall provide **written proof of current city license and current inoculations** against rabies, distemper, parvo virus and free of pests/fleas. Aquariums require proof of liability insurance with the HA as the beneficiary, prior to any pet being allowed in or on the property of the Housing Authority. These items must remain current with documentation provided to the HA annually. **Support Animals must always wear I.D. Collars listing ownership.**
5. Dogs and cats must be **neutered or spayed** at the time of registration or in the case of underaged animals, within 30 days of the pet reaching 6 months of age.
6. The head of household shall provide the HA with a **photograph and written description** of the support animal.
7. Support animals shall be maintained within the tenant's unit. When outside of the unit, support animals must always be kept on a leash or carried and **under the control of the resident or other responsible individual.**
8. Residents shall **not attach any leash, chain, tether or restraining device to any Housing Authority structure** or structures on Housing Authority property. Residents may not alter their unit, patio or yard area or construct any type of structure or device to contain animals.
9. Residents must agree to **control the noise of their pet** so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but not limited to, loud or continuous barking, howling, meowling, whining, biting, scratching or other such activities.
10. All **animal waste shall be the tenant's responsibility and is to be picked up and disposed of** in sealed plastic bags and placed in the trash containers according to all codes and regulations. Under no circumstances is animal waste, bedding, litter, gravel (for fish aquariums) or pet food to be placed in the sewer system.
11. Residents shall always take **adequate precautions to eliminate any animal odors within their unit** and maintain their unit in a sanitary condition.
12. Tenants **may not take care of pets for non-residents.** Depending upon the circumstances, the Executive Director may make an exception for pets that meet all the requirements of this policy on an individual basis. Requests are to be made in writing, providing documentation of qualifications and on an individual basis.
13. The Housing Authority **reserves the right to conduct an inspection of the tenant's unit for compliance** with this policy. An inspection may occur should the pet no longer be in residence, prior to or shortly after a new pet is in residence and not more than once every three months when monitoring problem situations. If the Housing Authority determines that the pet is causing excessive damage to the unit, the tenant will be required to remove the pet from the unit. The tenant will be permitted to obtain another support animal if all damage charges have been paid in full.
14. Tenants must provide the Housing Authority with the **name of an emergency contact person, and phone number** of the person who will care for the pet in case of emergency.

TENANT OBLIGATIONS AND LIABILITIES

1. The tenant agrees to **abide by the rules of this Policy** and understands they are responsible for wellbeing and care of their support animal and the Housing Authority property in relation to owning an animal.
2. The tenant is responsible to **pay for any repair or damage** (outside of normal wear and tear) caused by the support animal, in both the apartment and the apartment complex/grounds.
3. Tenant will cover the **cost of injuries caused by the support animal** while on Housing Authority property.
4. Tenant is responsible for ensuring the **support animal is not a public nuisance or disturbance**.
5. **Guests and visitors shall not bring any animal** onto Housing property that does not conform to the policy. The Head of Household is responsible for ensuring that the guests and visitors are aware of the policy rules and comply with the terms.
6. Support animals must be **house trained, and tenant will clean up after the animal at all times** and in a timely manner. Tenant will deodorize, de-flea, and report any damage caused by the animal to the H.A.

MANAGEMENT RIGHTS AND OBLIGATIONS

1. The Housing Authority **charge the tenant for reasonable expenses for damages directly attributable to the presence of the support animal**, including (but not limited to) the costs of repairs and replacements to, flea removal, and fumigation of the tenant’s dwelling unit.
2. The Housing Authority has the **right to conduct an inspection of the tenant’s unit for compliance** with this policy should the pet no longer be in residence, prior to or shortly after a new pet is in residence.
3. The Housing Authority reserves the **right to remove the support animal with aggressive behavior, display symptoms of severe illness**, or demonstrate behavior that constitutes an immediate threat to the health and safety of others or if left unattended for more than 24 hours. If the support animal is removed, the animal will not be allowed back on the premises.

Description of support animal in the household: _____

By my signature below, **I agree to uphold the Assistance/Special Needs/Support Animal Policy Agreement**. I understand that any violation of this agreement could result in eviction, damages and fees.

Head of Household/Tenant’s Signature: _____

Date: _____

Management Signature: _____

Date: _____