

TWIN FALLS HOUSING AUTHORITY

PET POLICY AGREEMENT

Residents who live in Twin Falls Housing Authority properties are permitted to own common household pets. Assistance Animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, rather tools or auxiliary aids. Pets and Assistance Animals must be registered with the Housing Authority before they are brought onto the premises.

This pet policy agreement is between the **Housing Authority** and _____, and concerns the pet that will reside in the rental unit and on the property located at _____. The purpose of this agreement is to allow individual tenants the ability to own and care for common household pet, while at the same time ensure that ownership does not interfere with the rights of all tenants and neighbors to enjoy clean, sanitary, quiet and safe surroundings. **This agreement is legally binding and is an addendum to the rental lease agreement between both parties.** Any violation of the Pet Policy Agreement is a violation of the Lease Agreement, therefore, tenants are subject to losing their privilege to have pets, to eviction proceedings, or both.

PET RULES

1. Tenants of each dwelling unit are authorized to **keep one (1) common household pet per dwelling** dependent upon adhering to policy guidance.
2. At Pet Registration, a **refundable pet deposit for dogs and cats** is to be paid to the Housing Authority in addition to the required security deposit. The amount of the deposit for dogs and cats is \$200 and must be paid in full before the pet is brought on the premises. The Housing Authority may make the exception to accept installment payments at a minimum of \$50.00 a month with the first payment due and payable prior to the pet being brought on the premises.
3. The types of animals classified and **allowed as common household pets** are:

Dog (1)	Caged pets (one cage=one pet per dwelling unit) NO deposit Required	
Cat (1)	birds (2) <i>no birds of prey</i>	Fish (1 aquarium)
	Lizard (1) <i>not to exceed 24" in length</i>	<i>Aquariums of more than 10 gal require proof of liability insurance for water damage with the HA named as Beneficiary of that insurance</i>
	Gerbil (1)	
	Guinea pig (1)	
	Hamster (1)	
	Rabbit (1)	
	Turtle (1)	
4. The following animals are **not permitted**:
 - a. Any animal whose adult weight will exceed 25 pounds
 - b. Dogs of the pit bull, rottweiler, chow or boxer breeds or any breed of cat or dog considered as vicious
 - c. Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites or lacerations
 - d. Reptiles, snakes, rodents, insects, arachnids, wild/feral animals, potbellied pigs, monkeys, Piranha or other dangerous fish and/or animals used for commercial breeding
 - e. Any animal not permitted under state or local law
5. 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. **Pets must always wear I.D. Collars listing ownership.**
6. 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.
7. The head of household shall provide the HA with a photograph and written description of the pet.
8. Pets shall be maintained within the tenant's unit. When outside of the unit, pets must always be kept on a leash or carried and **under the control of the resident or other responsible individual.**
9. 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.
10. 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, meowing, whining, biting, scratching or other such activities for a period of 10 minutes or intermittently for one half hour or more at any time of day or night.
11. Pets are **not permitted in common areas** such as lobbies, community rooms and laundry areas. Pet bedding may not be washed in any common laundry facility.

12. 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. A pet waste disposal charge of \$10 per occurrence may be charged to the resident. Three or more occurrences in a twelve-month period may be cause for lease termination.
13. Residents shall always take **adequate precautions to eliminate any pet odors within their unit** and maintain their unit in a sanitary condition.
14. Tenants **may take care of pets for up to one week** but must abide by the conditions of this policy (size, breed, inoculations, etc.). 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.
15. 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 pet if all damage charges have been paid in full and another pet deposit, if required is paid in full.
16. 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.
17. **Tenants with disabilities may have an assistance animal** if they provide a written statement from a healthcare professional as to the necessity of such an animal. 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). Assistance animals shall be considered essential family members and shall not be subject to a pet deposit. However, all owners will be expected to comply with all other provisions of the pet policy. 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.

TENANT OBLIGATIONS AND LIABILITIES

1. The tenant agrees to abide by the rules of the Pet Policy and understands they are responsible for wellbeing and care of their pet and the Housing Authority property in relation to owning a pet.
2. The tenant is responsible to pay for any repair or damage (outside of normal wear and tear) caused by the pet, in both the apartment and the apartment complex/grounds.
3. Tenant will cover the cost of injuries caused by the pet while on Housing Authority property.
4. Tenant is responsible for ensuring the pet is not a public nuisance or disturbance.
5. Tenant agrees to pay the additional fees and deposits required in addition to the fees of rental agreement.
6. Guests and visitors shall not bring any animal onto Housing property that does not conform to the pet 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.
7. Pets must be house trained, and tenant will clean up after the pet at all times and in a timely manner. Tenant will deodorize, de-flea, and report to the Housing Authority and property damage caused by the pet.

MANAGEMENT RIGHTS AND OBLIGATIONS

1. The Housing Authority may use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet, including (but not limited to) the costs of repairs and replacements to, flea removal, and fumigation of the tenant's dwelling unit and pet waste disposal.
2. The Housing Authority must refund any unused portion of the pet deposit to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps the pet in their unit.
3. 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.
4. The Housing Authority reserves the right to remove pet 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 pet is removed, the pet will not be allowed on the premises.

Description of pet in the household: _____

By my signature below, I agree to uphold the Pet 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: _____