

Abingdon Redevelopment & Housing Authority

PET AGREEMENT

In compliance with 24 CFR 5, Subpart c; 24 CFR960, Subpart G, ARHA residents shall be permitted to own and keep common household pets. Animals that are an auxiliary for persons with a disability are excluded from this policy. The ownership of common household pets is subject to the following rules and limitations:

1. Common household pets shall be defined as “domesticated animals such as dog, cat, bird, rodent, fish or turtle”. Common household pets are defined as follows:
 - Bird Includes Canary, Parakeet, Finch and other species that are normally kept caged; birds of prey are not permitted.
 - Fish In tanks or aquariums, not to exceed 20 gallons in capacity; poisonous or dangerous fish are not permitted.
 - Dogs Not to exceed **25 lbs.** weight or **15** inches in height full growth. Dogs must be spayed or neutered. **No Pit Bulls will be permitted.**
 - Cats Cats must be spayed or neutered and be de-clawed or have scratching post.
 - Rodents Rodents other than hamsters, gerbils, white rats or mice are not considered common household pets. These animals must be kept in appropriate cages.
 - Reptiles Reptiles other than turtles or small lizards such as chameleons are not considered common household pets.
 - Exotic Pets At no time will the ARHA approve of exotic pets, such as snakes, monkeys, game pets, etc.; wild or feral animals; pot-bellied pigs; animals used for commercial breeding
2. No more than 2 pets shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of 20 gallons shall be permitted. A resident with a dog or cat may also have other categories of “common household pets” as defined above.
3. Pets other than dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner’s apartment for the purpose of handling, but shall not generally be unrestrained.
4. All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dog nor cats shall be permitted to run loose.
5. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, ARHA employees or its agents, or the public, by reason of noise, unpleasant odors or other objectionable situations.
6. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Pet owners will place waste in a sealed plastic bag and dispose of in a proper container. Litter boxes must be maintained in a sanitary manner; Litter shall not be disposed of by flushing through a toilet; Litter boxes shall be kept inside the dwelling unit. A separate pet waste removal charge of \$10.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy. Improper disposal of pet waste is a lease violation and may be grounds for termination.

7. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed; unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.)

8. No visiting pets allowed.

9. **Resident shall agree not to keep pets unless prior written approval is given by ARHA in accordance with ARHA's Pet Policy.** Registration includes documentation 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. This registration must be renewed annually and will be coordinated with the annual reexamination date. Additional information will include:

- a. Basic information about the pet (type, name, age, description, etc.)
- b. Proof of neutering or spaying. All dogs and cats must be spayed or neutered at the time of registration or, in the case of underage animals, within 30 days of the pet reaching six months of age. If health problems prevent such spaying or neutering, a veterinarian's certification will be necessary to allow the pet to become or continue to be a resident of the community.
- c. Payment of a pet deposit of \$100 is to be paid in full to defray the cost of potential damage done by the pet to the unit or to common areas of the community. There shall be no pet deposit for pets other than dogs or cats. The pet deposit shall not preclude charges to a resident for repair of damages done on an ongoing basis by a pet. The resident is responsible for all damages caused by the pet and will reimburse the Authority for all costs it incurs in repairing such damages. This deposit is refundable if no damage is identified at the move-out inspection.
- d. If a resident cannot care for their pet due to illness, absence, or death and no other person can be found to care for the pet, after 24 hours have elapsed, the tenant hereby gives permission for the pet to be released to the Humane Society/Animal Control, in accordance with their procedures. In no case shall ARHA incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure. Provide Name, Address and Phone Number of one or more persons who will care for your pet if you are unable to do so. This information will be updated annually.

Name _____ Phone # _____

Address _____

10. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the ARHA from all claims, causes of action, damages or expenses, including attorney's fees, resulting from the action or activities of his or her pet.

NOTE: This policy is an agreement between the head of the household and the Abingdon Redevelopment & Housing Authority.

As head of household, I have read the pet policy as written above and understand these provisions. I agree to abide by the 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.

Name: _____ Address: _____

Date: _____

ARHA Representative: _____

Updated, amended, and Board approved 08/09/2017