

PET AGREEMENT

HOUSING AUTHORITY OF BEAVER DAM

SECTION I. RULES AND REGULATIONS

1. **PET OWNERSHIP:** A tenant may own one or more common household pets (a common household pet is defined as being a cat, dog, goldfish or tropical fish, canary, parakeet, or lovebird. Examples of animals that are not considered common household pets for purposes of this policy include: reptiles, amphibians, insects, simeans, and dangerous or intimidating pets such as pit-bull dogs, rottweilers, doberman pinchers.) or have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions.
 - A. **Each Head of Household may own up to two pets.** If one of the pets is a dog or cat, (or other four legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.
 - B. **If the pet is a dog or cat,** it must be neutered/spayed by the age of six (6) months, and cats must be declawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided **prior to the execution of this agreement and/or within ten (10) days of the pet becoming of the age to be neutered/spayed or declawed.** Tenant **must** provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. **Also, the weight of a cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully grown). All other four legged animals are limited to 10 pounds (fully grown).**
 - C. **If the pet is a bird,** it shall be housed in a birdcage and cannot be let out of the cage at any time.
 - D. **If the pet is a fish,** the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.
 - E. **If the pet is a cat or dog,** it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from the veterinarian or staff of the humane society and must be provided before the execution of this agreement.
 - F. **All pets must be housed within the unit** and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other tenant's lawns. Also, all pets must wear collards with identification at all times. Pets without a collar will be picked-up immediately and transported to the Humane Society or other appropriate facility.

- G. **All authorized pet(s) must be under the control of an adult.** An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult. Pets which are unleashed, or leashed and unattended, on Housing Authority property may be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the Housing Authority staff has to take a pet to the Humane Society, the Tenant will be charged \$50 to cover the expense of taking the pet(s) to the Humane Society.
- H. **Pet(s) may not be left unattended for more than twenty-four consecutive hours.** If it is reported to the Housing Authority staff that a pet(s) has been left unattended for more than a twenty-four (24) consecutive hour period, the Housing Authority staff may enter the unit and remove the pet and transfer the pet to the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant. In the case of an emergency, the Housing Authority will work with the resident to allow more than 24 hours for the resident to make accommodations for the pet.
- I. **Pet(s), as applicable, must be weighed by a veterinarian or staff of the humane society.** A statement containing the weight of the pet must be provided to the Housing Authority prior to the execution of this agreement and upon request by the Housing Authority.

NOTE: ANY PET THAT IS NOT FULLY GROWN WILL BE WEIGHED EVERY SIX MONTHS. ALSO, ANY PET THAT EXCEEDS THE WEIGHT LIMIT AT ANY TIME DURING OCCUPANCY WILL NOT BE AN ELIGIBLE PET AND MUST BE REMOVED FROM HOUSING AUTHORITY PROPERTY.

2. **Responsible Pet Ownership:** Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by the tenant to avoid any unpleasant and unsanitary odor from being in the unit.
3. **Prohibited Animals:** Animals or breeds of animals that are considered by the Housing Authority to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, doberman pinscher, pit bulldog, and/or any animal that displaces vicious behavior. This determination will be made by a Housing Authority representative prior to the execution of this lease addendum.
4. **Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants.** The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. This includes any pets who make noise continuously and/or incessantly for a period of ten minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. *The Housing Authority will terminate this authorization if a pet disturbs other tenants under this section of the lease addendum.* The Tenant will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
5. **If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation,** the Housing Authority will notify the tenant, in writing, that the animal must be removed from the Housing Authority development, within ten (10) days of the date of the notice from the Housing Authority of Beaver Dam. The Tenant may request a hearing, which will be handled according to the

6. Housing Authority's established grievance procedure. The pet may remain with the tenant during the hearing process unless the Housing Authority has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the Housing Authority, the pet must be immediately removed from the unit upon receipt of the notice from the Housing Authority.
7. **The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development.** If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet, it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the Housing Authority staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste.
8. **The Tenant shall have pets restrained so that maintenance can be performed in the unit.** The tenant shall, whenever an inspection or maintenance is schedule, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers or by Housing Authority staff and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the Housing Authority staff takes a pet to the Humane Society the Tenant will be charged an additional \$50 to cover the expense of taking the pet(s) to the Humane Society. *The Housing Authority of Beaver Dam shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.*
9. **Breeding** - Pets may not be bred or used for any commercial purposes.
10. **Pet bedding** shall not be washed in any common laundry facilities.
11. **Fleas and ticks** – Residents must take appropriate actions to protect their pets from fleas and ticks.
12. **Feeding** – All pets are to be fed inside the unit. Feeding is not allowed on porches, sidewalks, patios or other outside areas.
13. **Pet Sitting** -- Housing Authority of Beaver Dam resident pet owners *may not care for pets other than their own OR approved pets owned by other Housing Authority of Beaver Dam families.*
14. **Visiting Pets** – Pets which are not owned by a tenant will *not be allowed.*

NOTE: This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by the Housing Authority of Beaver Dam.
15. **Stray Animals** – Residents are prohibited from feeding or harboring stray animals.

SECTION II. ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

Pet rules will *not* be applied to animals assisting persons with disabilities.

To be excluded from the pet policy, the resident/pet owner must certify:

- That there is a person with disabilities in the household;
- That the animal has been trained to assist with the specified disability.

SECTION III. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT

FEE AND DEPOSIT SCHEDULE
(An Annual Fee and Deposit is required for each pet)

TYPE OF PET	FEE	DEPOSIT
Dog	\$ 150	\$ 250
Cat	100	150
Fish Aquarium	50	100
Caged Pets	100	150
Fish Bowl (Requires no power, No larger than 2 gallons)	0	0

NOTE: The above schedule is applicable for each pet; therefore, if a Tenant has more than one pet he or she must pay the applicable Annual fee and deposit for each pet.

The entire annual fee and deposit (subject to the exception listed below) must be paid prior to the execution of the lease addendum. **No pet shall be allowed in the unit prior to the completion of the terms of this pet policy.**

The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the Housing Authority of Beaver Dam at such time. **The annual fee is non-refundable.** The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Upon move-out, the deposit may be used to cover the total costs of damage to the unit during occupancy, provided the tenant agrees to such arrangement. Any balance, if any, from the deposit will be refunded to the tenant. **There shall be no refund of the annual fee.**

It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of the lease and the Housing Authority of Beaver Dam will issue a termination notice. The tenant will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of this Pet Policy or the Grievance Procedure, as applicable.

SECTION IV. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner.

If the responsible party is unwilling or unable to care for the pet, or if the Housing Authority of Beaver Dam, after reasonable efforts cannot contact the responsible party, the Housing Authority of Beaver Dam may contact the appropriate State or Local agency and request the removal of the pet.

I hereby agree to the above policy and will abide by such rules, and approve the applying of the deposit against any type of charges there are when I vacate my unit.

Signed: _____ (HOH)

I hereby agree to the above policy and will abide by such rules, and prefer to have my pet deposit refunded to me upon vacating my unit.

Signed: _____ (HOH)