

18.0 PET POLICY

18.1 EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

18.2 PETS IN PUBLIC HOUSING

Gallia Metropolitan Housing Authority allows for pet ownership in its developments with the written **PRE-APPROVAL** of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Housing Authority harmless from any claims caused by an action or inaction of the pet.

18.3 APPROVAL

Residents must have the **PRIOR WRITTEN APPROVAL** of the Housing Authority before moving a pet into their unit. If a pet is found in any unit where prior approval has not been given, the Resident will be given a last chance agreement. If a pet is later found in the unit where prior approval has not been given, the Resident will be given a notice of termination. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request. Residents must give the Housing Authority a color picture of the pet so it can be identified if it is found running loose. The Authority will reserve the right to make an emergency inspection of a unit if it is believed there is an unapproved pet in the unit.

18.4 TYPES AND NUMBER OF PETS

Gallia Metropolitan Housing Authority will allow only common household pets. A common household pet is defined as a dog that is house-broken or a cat that is litter box trained. Residents may own and keep fish, birds, hamsters, gerbils and turtles. Common household pets do not include reptiles (except turtles). If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify, by written evidence, this fact.

No more than 2 pets per unit (fish excepted) will be allowed according to this schedule.

Unit Size	Pets
Zero Bedroom	-
One Bedroom	2
Two Bedrooms	2
Three Bedrooms	2
Four or More Bedrooms	2

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs **WILL NOT** be allowed.

No animal may exceed 35 pounds in weight projected to full adult size.

Resident will not have more than one (1) aquarium. Any aquarium must be kept **ON THE FIRST FLOOR** of any unit and will not exceed 25 gallons.

BIRDS MUST BE KEPT IN A CAGE AT ALL TIMES.

18.5 INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with Gallia Metropolitan Housing Authority to attest to the inoculations and licensing. A Veterinarian's statement verifying that the animal has no communicable diseases or pests is also required.

18.6 PET DEPOSIT

A pet deposit of \$300.00 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear. A separate deposit is required for each pet.

A **NONREFUNABLE DEPOSIT OF \$25.00**, to cover the reasonable operating costs to the development relating to the presence of pets, is also required.

18.7 FINANCIAL OBLIGATION OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and Gallia Metropolitan Housing Authority reserves the right to exterminate and charge the resident.

18.8 NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary condition in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move him/herself.

Pets who make noise continuously and or/incessantly for a period of 10 minutes or intermittently for one half hour or more or the disturbance of any person at any time of day or night shall be considered a nuisance.

Improper care of any animal, failure to have proper litter for cats or the improper disposal of waste found at any time may result in the owner having to remove the pet or move him/herself.

18.9 DESIGNATION OF PET AREAS

Pets (cats and dogs) must be kept inside the owner's apartment or on a leash at all times outside the unit (leash may be no longer than 6 feet). **NO OUTDOOR CAGES MAY BE USED.** Pets **MAY NOT** be left on any patio. Resident will not alter their unit, patio or unit area in order to create an enclosure for any pet. Pets may not be leashed (tied) to any stationary object outside the Resident's unit. Pets will be allowed only in designated areas on the grounds of the property if the Authority designates a pet area for the particular site. Pet owners must clean up after their pets and are responsible for disposing of pet waste. Solid waste must be put into plastic bags, sealed and put into a dumpster.

With the exception of assistive animals, no pets shall be allowed in the community room, laundry rooms, public bathrooms, lobby, hallways, offices or maintenance area in any of our sites or in any of the tot lots.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain development(s). This shall be implemented based on demand for this service. The Authority is not responsible for any moving expenses incurred as a result of pet occupancy.

18.10 MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over eight (8) consecutive hours. If the pet is left unattended and no arrangements have been made for its care, the HA will have the right to enter the premises and take the un-cared for pet to be boarded at a local animal facility at the total expense of the resident.

Pet bedding shall not be washed in any Housing Authority owned laundry facilities.

Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a Gallia County dog tag, a tag bearing the resident's name and phone number and a rabies tag (unless a current rabies certificate) is on file in the Housing Authority's office.

Pets CANNOT be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain WATERPROOF litter boxes for cat waste. Litter boxes must be kept inside the unit. No litter box is to be on a porch or patio. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter must be changed completely at least twice (2 times) a week. Litter box material must be put into a plastic bag, tightly secured and thrown into a trash dumpster. LITTER BOX MATERIAL MAY NOT BE WASHED DOWN ANY DRAIN OR FLUSHED DOWN ANY TOILET.

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violated any other conditions of this policy may be required to remove his/her pet from the development within 10 days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations of alleged violations of this policy.

18.11 VISITING PETS

Pets not owned by a Resident and for which a deposit has not been paid are NOT ALLOWED on GMHA Property. Residents are prohibited from feeding stray animals of any kind. Visitors are NOT PERMITTED to bring any pet onto GMHA Property. If an animal for which a deposit has not been paid is seen, the responsible family will be asked to sign a Last Chance Agreement. Any family caught having a visiting pet twice will be given a Termination Notice.

18.12 REMOVAL OF PETS

Gallia Metropolitan Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project, GMHA staff members, other workmen who may be on the site or of other persons in the community where the project is located.

Before acquiring a pet, the Resident must provide the Housing Authority, in writing, with the name of the adult(s) who will be responsible for the care of the Resident's pet in case of the Resident's illness, hospitalization or other emergency.

In the event of illness or death of pet owner, or in the case of an emergency which could prevent the pet owner from properly caring for the pet, Gallia Metropolitan Housing Authority, has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

GALLIA METROPOLITAN HOUSING AUTHORITY reserves the right to inspect the unit as deemed necessary for possible damages caused by the pet with 48 hours advance notice to the Resident, unless there is an emergency.

The Housing Authority transfer policy is not altered by this policy. A resident who transfers and keeps the pet will have their pet deposit transferred and will be billed immediately, per Housing Authority policies, for any damages incurred in the first unit.

18.13 GALLIA METROPOLITAN HOUSING AUTHORITY will refuse, subject to the Grievance Procedure, to approve a pet application if the animal does not meet the definition of pet or does not meet other qualifications stated in the Policy. If Resident fails to provide complete application information required by the Policy or if it is determined by the Authority that the Resident will not be able to keep the pet in compliance with the Pet Rules and other Lease obligations, including such factors as pet temperament and Resident's habits and practices.

18.14 Resident will immediately report to the Authority when an animal leaves the unit. Any addition of a new pet will require that a new application be completed prior to getting the pet.

18.15 Residents **WILL NOT FEED OR HARBOR STRAY ANIMALS.** The feeding of a stray animal shall constitute having a pet without the written approval of the Authority.