

GOODLAND HOUSING AUTHORITY

PET POLICY

FOR FAMILY HOUSING

1. The purpose of this policy is to permit Goodland Housing Authority residents to own a common household pet as described below, subject to reasonable requirements established by the City of Goodland ordinances and the Housing Authority. This Policy is effective October 1, 2001, and thereafter.
2. A common household pet means a domesticated animal, such as a cat, bird, small common rodent (excluding rabbits), fish (aquarium cannot exceed twenty gallons) or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes. **No dogs or reptiles, except turtles, will be permitted.** All pets shall be caged in cages sufficient for the pet's adult size.
3. Pet owners are required to register their pets with the Housing Authority. **The pet owner must register the pet BEFORE it is brought onto the premises** and must update the registration at least annually.

The registration **must** include:

- a. A certificate signed by a licensed veterinarian or state or local authority empowered to inoculate animals stating that the pet has received all inoculations required by applicable State and local laws.
 - b. Verification of the following procedure shall be provided by the veterinarian. If the pet is a cat, it **must** be spayed or neutered; therefore, the pet must be at the age that such procedure may be performed.
 - c. Information sufficient to identify the pet (including photograph) and to demonstrate that it is a common household pet and will not exceed this Policy's size/weight limits at maturity.
 - d. The name, address, and phone number of one or more responsible parties, in addition to the veterinarian, who will care for the pet if the pet owner dies, is incapacitated or is otherwise unable to care for the pet.
 - e. Payment in full of the Pet Deposit (see item 17) and a nonrefundable fumigation fee of \$40 for any pet other than fish.
4. Pet owners are required to **immediately** remove and properly dispose of all outdoor pet waste by placing it in a sealed plastic bag and placing the bag directly into the dumpster. In the case of a cat or another pet using a litter box or cage, the pet owner is required to change the litter at least once each week and properly dispose of the pet waste and litter in a sanitary manner by placing it in a sealed plastic bag and placing the bag directly into the dumpster.
 5. **Cats will be kept inside the apartment and not allowed to roam freely.** All cats shall be appropriately and effectively leashed (City ordinance), restrained and under the control of a responsible individual while on the property of the Housing Authority. A pet may not be chained or restrained outside of the unit and left unsupervised or unattended **for any period of time.** The pet must be restricted to an appropriate size pet carrier/cage inside the apartment when the owners are not present to protect Housing Authority property and also Housing

Authority employees entering the premises to create and enclosure for an animal. **Pet taxis are required.**

6. Pet owner shall take adequate precautions to prevent pets from disturbing neighbors such as pet odors, pet feces, howling, growling, loud meowing, scratching, biting or anything else the neighbor considers a disturbance. If any resident has a complaint about another's pet, they are to contact a member of the Pet Committee. The Committee will then hold a hearing, if deemed necessary, to interview the tenant in violation and make a recommendation to the Executive Director. If no hearing is held, the Committee may file an official complaint to the Executive Director about the tenant in violation.
7. **Tenants are prohibited from feeding stray animals.** Feeding of stray animals shall constitute owning a pet without permission from the Housing Authority. **Any unauthorized and/or unregistered pet reported to the Housing Authority office may result in eviction of the pet owner.**
8. The Housing Authority may refuse to register a pet if:
 - a. The pet is not a common household pet.
 - b. The keeping of the pet would violate any applicable pet rules and/or City Ordinances.
 - c. The pet owner fails to provide complete pet registration information or facts annually to update the pet regulations.
 - d. The Housing Authority reasonably determines, based on the pet owner's habits and practices, that the owner will be unable to keep the pet in compliance with the pet rules and other lease obligations.
 - e. The pet's breeding and temperament may be considered as a factor in determining the prospective pet owner's ability to comply with the pet rules and other lease obligations.
9. **Only** one cat **or** one caged pet shall be allowed in each dwelling unit. If an aquarium does not exceed ten gallons, it will not be required to be registered.
10. Four-legged, warm-blooded **adult** pets shall be limited to no more than 25 pounds total body weight and eighteen inches in height.
11. The pet owner is required to make a pet deposit in addition to any financial obligation generally imposed on tenants of the Housing Authority. The Housing Authority may use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the project, including (but not limited to) the cost of repair in the tenants dwelling unit and the cost of animal care facilities as given in paragraphs 13 and 15.
12. All pets shall be cared for in a manner that will protect the condition of the tenant's unit, the general condition of the project and to protect the health and safety of other tenants, Housing Authority employees, others authorized to be on Housing Authority property and the general public. Pets will not be allowed in the Community Building/Office or any public building under the control of the Housing Authority at any time. At no time will a pet be left unattended for more than ten hours in a dwelling unit. The owner shall be required to control noise and odor caused by a pet.
13. If there is no State or local authority (or designated agent of such an authority) authorized under applicable State or local law to remove a pet that becomes vicious, displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole, Housing Authority employees, or the general public, the Housing Authority will be permitted to enter the premises (if necessary), remove the pet, and take such action with respect to the pet as may be permissible under the State and

local law, which may include placing it in a facility that will provide care and shelter for a period not to exceed 14 days at pet owner's expense. The Housing Authority may enter the premises and remove the pet or take such other permissible action only if the Housing Authority requests the pet owner to remove the pet from the project immediately, and the pet owner refuses to do so, or if the Housing Authority is unable to contact the pet owner to make a removal request.

14. Nothing in these rules prohibits the Housing Authority or an appropriate community authority from requiring the removal of any pet from a project, if the pet's conduct or condition is duly determined to constitute, under the provision of State and local law, a nuisance or a threat to the health or safety of other occupants of the project, Housing Authority employees, or of other persons in the community where the project is located.
15. If the health or safety of a pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, the Housing Authority may contact the responsible party or parties listed in the pet registration information. If the responsible party or parties are unwilling or unable to care for the pet, or the Housing Authority, despite reasonable efforts, has been unable to contact the responsible party or parties, the Housing Authority may contact the appropriate State or local authority (or designated agent of such authority) and request the removal of the pet. If there is no State or local authority (or designated agent of such authority) authorized to remove a pet under these circumstances, the Housing Authority may enter the pet owner's unit, remove the pet and place the pet in a facility that will provide care and shelter until the pet owner (or a representative of the pet owner) is able to assume responsibility for the pet, but no longer than 14 days. The cost of the animal care facility provided under this section shall be charged to and become the responsibility of the pet owner.
16. **Visitors or guests are prohibited from bringing any unauthorized pet onto the grounds or into an apartment.**
17. **PET DEPOSIT:** This deposit will be \$200.00; and shall be paid in full on or prior to the date the pet is properly registered and brought into the apartment. The Housing Authority reserves the right to change or increase the required deposit by amendment to these rules.
18. Although **Liability Insurance** is not required, it is strongly recommended to protect the Pet Owner in case the pet acts violently or cause harm to people, property, or other animals. This insurance may be obtained through your **Renter's Insurance**, which is also recommended to cover the tenant's personal property for theft and/or damage.

Resolution No. 402

January 12, 2016