



PET POLICY

adopted 2-24-2000

The residents who qualify under Section 526 of the Quality Housing and Work Responsibility Act of 1998 here by call Act of 1998, may own and keep common household pets in the Housing Authority of the City of Vidalia, Georgia (HAV) owned and/or operated projects in accordance with this pet policy.

### **Definitions**

Common Household Pet means a domesticated dog, cat or bird. The weight of the dog or cat at its adult size may not exceed twenty (20) pounds. Wolves, pit bulls, or other known breeds of viscous dogs will not be considered pets under this definition and are not allowed to be kept on HAV property.

### **Registration**

Prior to bringing any pet onto the premises governed by the Act of 1998, the resident must register the pet with the HAV and pay the applicable non-refundable Pet Fee. The resident must update the registration at least annually to coincide with the annual reexamination of the tenant income. The application for registration of the pet must include:

1. A certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals stating that the pet has received all inoculations required by applicable State and local law and that pet has been spayed or neutered;
2. A completed pet information form that is sufficient to identify the pet and to demonstrate that it is a common household pet as defined in this policy;
3. The name, address, and phone number of two responsible parties who agree to care for the pet if the resident dies, is incapacitated, or is otherwise unable to care for the pet.
4. Payment of the applicable Pet Fee as defined in this Policy set forth below; and
5. A signed statement indicating that the resident has read the pet rules and agrees to comply with these rules.

### **Pet Fee**

A non-refundable Pet Fee will be required for dogs and cats only, however, all pet owners must comply with registration rules and policy for all other pets. This non- refundable fee is in addition to any other financial obligation generally imposed on residents of the project. The Pet Fee shall be two hundred and fifty dollars (\$250.00).

The HAV will use the Pet Fee only to pay reasonable expensed directly attributable to the presence of the pet in the project, including but not limited to the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit.

## **General Rules for Pets**

1. Only one common household pet will be permitted per household.
2. Vicious and or intimidating dogs or cats will not be allowed.
3. All dogs and cats must be either spayed or neutered.
4. When taken outside the resident's unit, dogs and cats must be kept on a leash, controlled by a responsible adult at all times. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time.
5. Birds must be kept confined to a cage at all times.
6. Residents shall not permit pets to disturb, interfere or diminish the peaceful enjoyment of other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities.
7. Resident must provide litter boxes for waste, which must be kept in the dwelling unit and disposed of properly. Residents shall not permit refuse from litter boxes to accumulate nor to become unsanitary or unsightly.
8. Pet waste must be disposed of by placing in a sealed plastic bag and placed in the outside garbage container.
9. Residents must use the designated areas of the project premises for pet exercise and the deposit of pet waste. Residents are forbidden from exercising their pets or permitting their pets to deposit waste on project premises outside of the designated areas.
10. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Droppings must be disposed of by being placed in a sealed plastic bag and deposited in the outside garbage container.
11. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.
12. Residents shall not alter their unit, or unit area in order to create an enclosure for any pet.
13. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the HAV.
14. If pets are left unattended for a period of twenty-four (24) hours or more, the HAV may enter the dwelling unit, remove the pet and transfer it to the proper authorities. The HAV accepts no responsibility for the animal under such circumstances.

15. The HAV reserves the right to adjust the pet and no-pet areas or may direct such additional moves as may be necessary to accommodate such applicants for tenancy or to meet the changing needs of existing residents.

16. Pets are not allowed in the Community rooms or Offices of the HAV.

### **Right of Refusal**

The HAV has a right to refuse to register a pet:

1. If the pet is not a common household pet as defined in this pet policy.
2. If the keeping of the pet would violate any applicable house pet rule.
3. If the resident fails to provide complete registration information in accordance with this policy or fails to annually update the pet registration.
4. If the HAV reasonably determines that the resident will be unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament may be considered as a factor in determining the prospective resident's ability to comply with the pet rules and other lease obligations.

### **Violations**

Any violation of the general rules of this pet policy is grounds for removal of the pet from the resident's unit and/or termination of the tenants dwelling lease.

### **Exclusions**

Animals that assist the handicapped are excluded from this pet policy. This exclusion applies to animals that reside in projects for the elderly or handicapped as well as to animals that visit these projects with elderly or handicapped person. However, certain rules will apply to the pet and handicapped person depending on the elderly or handicapped persons need as determined by the HAV.

### **Conflicts with State, Local Law or Regulations**

If there is any applicable State, local law or regulation that conflicts with any portion of the above pet policy, the State, local law or regulation shall apply.

This Pet Policy adopted this 21<sup>st</sup> day of June, 2000 by the Board of Commissioners of the Housing Authority of the City of Vidalia.