



Recommended Pet Policies for Rental Housing

A. Screening and Registration

Pet owners must complete a Pet Application Form before occupying the rental unit. If the pet is a dog or a cat, a current photograph should be attached. The property manager will present a copy of the house policies to the resident for review and signature.

B. Permissible Pets

Along with determining which species of animals to allow in your building, you should also consider how many pets per resident are reasonable. Because pets often are happier living in pairs, do not summarily restrict residents to only one pet per household. Establish reasonable limits based on the activity level of the pet and the care and exercise provided by the owner.

1. Dogs

Number allowed ____

2. Cats

Number allowed ____

3. Rabbits

Number allowed ____

4. Birds

Number allowed ____

5. Small Caged Animals

Number allowed ____

C. Restrictions

1. Pets shall not be kept, bred, or used for any commercial purpose. All cats, dogs, rabbits, and ferrets must be spayed or neutered by six months of age unless the procedure is deemed medically unsafe by a veterinarian.
2. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier. Resident dog owners in transit may take their pet out of the building only by way of: _____ (e.g., the lobby, the staircase, parking area, garage, etc.) Pets shall be exercised _____ (e.g., only off the premises of the building, in pet exercise areas specifically designated for their use, etc.)
3. People who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the following designated areas only: _____. Cat litter may not be disposed of in toilets. Please dispose of cat litter _____.

4. Pet owners shall use designated “pet-only” washers and dryers to launder pets’ bedding, toys, blankets, etc.
5. Pet owners are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.
6. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:
 - Pets whose unruly behavior causes personal injury or significant property damage.
 - Pets who make noise continuously and/or incessantly for a period of ten minutes or intermittently for ____ hour(s) or more to the disturbance of any other building resident at any time of the day or night.
 - Pets in common areas who are not under the complete physical control of a responsible humane companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
 - Pets who relieve themselves more than once on walls or floors of common areas.
 - Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - Pets who are conspicuously unclean or parasite infested.
7. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units. Furthermore, nothing herein shall hinder full access to the apartments and the common areas by individuals with disabilities.
8. Feeding or otherwise caring for stray animals is prohibited. Stray or injured animals shall be reported to the local animal control authority to be picked up.
9. Residents are responsible for the pets of guests who visit their unit. Such pets are subject to the same restrictions as resident pets. No pet(s) of guests can stay in the unit for more than 14 days (consecutive or staggered) in any one-year period without prior written permission of the landlord or resident manager.

D. Enforcement

Any resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to the appropriate management authority. If the management is in agreement with such complaint, the pet owner will receive written notice of the violation.

If upon the [insert number] violation(s) the problem is still unresolved, arrangements will be made for a hearing. At the management’s discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof. The management may

require the permanent removal of any pet, if such pet is determined by the management to be a nuisance or a danger to the housing community and its residents.

If so determined, the pet owner will have [insert number] days to remove the pet from the premises. The management also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.