

PET POLICY

Introduction: The purpose of this policy is to establish the procedures for ownership of pets in public housing operated by the Fulton Housing Authority.

Assistance Animals: Pet rules will not be applied to animals assisting persons with disabilities identified as Service Animals or Companion Animals. To be excluded from this policy, the resident must certify:

1. That there is a person with a disability in the household.
2. That the animal has been trained to assist with the specified disability.
3. The tenant will be allowed 1 (one) Service or Companion Animal (with documentation) and 1 (one) pet. Fulton Housing Authority observes the right to take extenuating circumstances into consideration.

A. Management Approval of Pets

Registration of Pets

1. All pets must be approved in advance by the Fulton Housing Authority.
2. Pet owners must submit and enter into a Pet Agreement with the Fulton Housing Authority.
3. Pet owners must provide a certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law (see page 6 (six) for local inoculation requirement per Fulton City Code), that the pet has no communicable disease(s) and is pest-free.
4. Registration must be renewed and will be coordinated with the annual recertification. Proof of inoculation must be submitted at annual recertification of lease.
5. Dogs and cats must be spayed or neutered prior to being admitted.

Refusal to Register Pets

The Fulton Housing Authority may refuse to register a pet if:

1. The pet is not a *common household pet* as defined in this policy.
2. Keeping the pet would violate Pet Rules.
3. The pet owner fails to provide complete pet registration information or fails to update the registration annually.
4. The Housing Authority reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the owner's ability to comply with the provisions of the lease.

B. Standards for Pets

Types of Pets Allowed

Tenants are **not permitted** to have more than one pet unless, under special circumstances, approved by the Housing Authority.

1. Dogs
 - a. Maximum adult weight: 30 pounds
 - b. Must be housebroken
 - c. Must be spayed or neutered

2. Cats
 - a. Must be spayed or neutered
 - b. Must be trained to a litter box or other waste receptacle

3. Fish
 - a. Maximum aquarium size is 10 gallons
 - b. Must be maintained on an approved stand

4. Other

Other acceptable pets are guinea pigs, hamsters, gerbils, turtles, birds

C. Pets Temporarily on the Premises

Pets that are not owned by the tenant will not be allowed. Tenants are prohibited from feeding or harboring stray animals, pet sitting, or fostering pets of any kind.

D. Additional Fees and Deposits for Pets

The tenant shall be required to pay a pet deposit of \$75.00 for a cat or dog. The deposit is required in full when the pet is properly registered and brought into the apartment. The deposit will be refunded to the tenant, less any charges for damage caused by the pet to the dwelling unit or grounds, or need for fumigation, upon removal of the pet or owner from the unit. If damages exceed the amount of the pet deposit, the tenant will be billed for this excess cost. If a tenant is found to have a pet on the premises *without prior registration* approval, the tenant will be charged \$150.00 and be subject to approval of pet registration.

E. Pet Waste and Related Charges

1. Dogs

The tenant shall be responsible for picking up pet waste, sealing it in a plastic bag and placing it in a trashcan.

2. Cats
 - a. Litter boxes must be kept inside the unit.
 - b. Litter shall not be disposed of by being flushed down the toilet.

A separate pet waste removal charge of \$25.00 per occurrence will be assessed against the tenant for violations of the pet policy. If the tenant violates the waste removal rule, their lease can be terminated after documentation of one offense in a 12 month period.

F. Pet Care

No pet, excluding fish, shall be left unattended in any apartment for a period in excess of twelve (12) hours. All tenants shall be responsible for adequate care, nutrition, exercise, and medical attention for his/her pet.

The tenant shall be required to designate another party for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the tenant or by other factors that render the owner unable to care for the pet.

G. General Terms of Pet Ownership in the Fulton Housing Authority

1. No animals shall be tied up or left unattended outside. No doghouses, animal runs, etc. shall be permitted.
2. The inside of apartments must be kept free of animal odors and maintained in a clean and sanitary manner.
3. All dogs and cats outside of the apartment must be walked on a leash; pets are not allowed to run loose at any time.
4. No excessive noise will be permitted.
5. If the pet poses a nuisance, the tenant must remove the pet from the premises in the time allowed by the Fulton Housing Authority and provide proof of such removal. The time allotted shall be 10 days.
6. The Fulton Housing Authority may enter a unit to have a pet transferred to the Animal Shelter if left unattended for more than 12 hours.
7. Tenants agree to indemnify, defend, and hold management harmless from and against any and all claims, actions, suits, judgments and demands brought by any other party or account of or in connection with any other activity of or any damage caused by any tenant's pet(s).

8. No dangerous or poisonous pets are permitted.
9. Dogs and cats must be kenneled any time tenant is absent from the apartment.
10. Pets must wear a collar at all times when outside of their kennel.

I have read the above Pet Policy and agree to abide by the terms outlined. I understand that failure on my part to abide by this policy will result in either being required to remove my pet from the premises as instructed or possible lease termination.

NOTE: This Document is made a part of the lease by reference.

Signature/Date

Address

Signature/Date

FHA Staff/Date

I hereby agree to the terms outlined in the Fulton Housing Authority Pet Policy. In the event of an emergency or unplanned absence, I hereby name _____ who is my _____ and can be reached at _____, to be contacted to retrieve my pet. If the individual named refused to take possession of the animal or cannot be contacted, the City of Fulton Animal Shelter will be contacted to take possession of the animal.

- I do NOT have a pet at this time.
- I have a Service Animal / Companion Animal
- I have a pet which is not a Service Animal / Companion Animal

Service / Companion Animal		Pet	
Name		Name	
Weight		Weight	
Date of most recent shots		Date of most recent shots	
Date of spay / neuter		Date of spay / neuter	
Date animal approved		Date animal approved	
		Deposit paid	
FHA Staff		FHA Staff	

Signature/Date

Address

- **Sec. 14-92. - Rabies vaccination required.**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)

Rabies vaccination of all dogs and cats over three months of age within the city limits is required every three years.

(Code 1980, § 5-36; Ord. No. 912-02, § 1, 8-27-02; Ord. No. 1403-15, § 1, 11-24-15; Ord. No. 1498-19, § 1, 5-28-19)

- **Sec. 14-93. - Duty to produce rabies certificate.**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)

It shall be the duty of the owner of any dog or cat to produce the appropriate certificate of rabies vaccination, duly issued by a licensed veterinarian, upon the request of the animal control officer or any law enforcement official. The owner of any dog or cat shall affix to the collar of any vaccinated dog or cat a tag as issued at the time of vaccination.

(Code 1980, § 5-37; Ord. No. 912-02, § 1, 8-27-02; Ord. No. 1498-19, § 1, 5-28-19)

- **Sec. 14-94. - Failure to vaccinate.**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)

Any owner of a dog or cat who fails to vaccinate the dog or cat as required by this article shall be guilty of a misdemeanor.

(Code 1980, § 5-38; Ord. No. 912-02, § 1, 8-27-02; Ord. No. 1498-19, § 1, 5-28-19)