

Watervliet Housing Authority

Dwelling Lease Addendum

Pet Policy



1. Common household pet means a domesticated animal, such as a dog, cat, bird, rabbit, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes. The following animals are not considered common household pets: reptiles, rodents, insects, arachnids, wild animals or feral animals, pot-bellied pigs, or animals used for commercial breeding. Animals that are considered vicious and/or intimidating will not be allowed. Examples of animals that have a reputation of a vicious nature are reptiles, Akita Inu, Alangu Mastiff, Alano Español, American Pit Bull Terrier, American Staffordshire Terrier, Argentine Dogo, Bedlington Terrier, Bull and Terrier, Bull Terrier, Bully Kutta, Cane Corso, Dogue de Bordeaux, Dogo Sardesco, English Mastiff, Fila Brasileiro, Gull Dong, Gull Terr, Irish Staffordshire Bull Terrier, Korean Jindo Dog, Lottatore Brindisino, Neapolitan Mastiff, Perro de Presa Canario, Perro de Presa Mallorquin, Shar Pei, Staffordshire Bull Terrier, Tosa Inu, Rottweiler, Doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior, or ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites or lacerations. Determination of acceptance will be made by the Executive Director prior to the execution of this lease addendum.

2. Only one pet per apartment is allowed at any time unless permission is granted for additional pets by the Housing Authority. Multiple fish are allowed, however the fish must be kept within a tank not exceeding 10 gallons. Any pet must be licensed according to local regulations in the name of the tenant. A copy of the license must be provided.

3. All cats and dogs must be spayed or neutered and documentation of this must be furnished to the Housing Authority.

4. Animals weighing more than 20 lbs. shall not be permitted at full maturity. Any pet that is not fully grown will be weighed every six months. Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from the WHA property.

5. Tenants must, on request, provide proof that the pet has received the following shots:

a) Dogs- distemper hepatitis, leptospirosis (two types), parvovirus, parasite influenza, kennel cough. These are administered in one shot each month until dog reaches for (4) months of age; annually thereafter.

Rabies-one shot at six 4-6 months of age and every three years thereafter.

Ear mites-appear as a tan or dark brown waxy buildup on inside of ears. Vet must check and dispense eardrops as needed.

b) Cats - panleukopenia (feline distemper), calici virus, rhinotrachitis. These are to be administered annually.

Rabies-administered annual or every three years depending on vaccine used. Any vaccine is only good for one year if the cat is under one year of age.

Ear mites-appear as a tan or dark brown waxy build-up on inside of ears. Vets must check and dispense ear drops as needed.

6. Additional care required for both dogs and cats must include the following:
- a) Odor/dermatitis (skin problems)- fleas/tick sprays or powders must be used as needed.
 - b) All dogs and cats must be brushed often for hygienic purposes.
 - c) Cats and dogs should have toenails clipped.
 - d) All animals must have an annual check-up and receive new certificate of inoculation.
 - e) Use water and Clorox, or other strong disinfectant if animal inadvertently urinates, sprays or disinfects in an apartment.
7. All dogs shall be on a leash as per city of Watervliet ordinance when out of the apartment.
8. Dogs and cats are not allowed in any community room, or laundry in any building and if in an elevator must be carried by the owner.
9. Doctor's certificate may be requested at any time as determined by the Authority to verify individual's ability to care for the pet.
10. Tenant must identify and document willingness of a third party (third party must sign) who will within one hour remove and care for the pet in the event of sudden illness, injury or death of the tenant. In the event that the designated party cannot be reached, or fails to act within 24 hours, Watervliet Housing Authority will turn the pet over to the Humane Society.
11. Tenants owning a cat shall provide a litter tray for the animal's use in his or her apartment. Waste is to be separated from kitty litter daily, placed in a properly wrapped trash bag and properly disposed of. Kitty litter is to be changed twice weekly, sand disposed of in properly wrapped trash bags. Under no circumstances is kitty litter to be flushed in the toilet.
12. Dogs and cats shall not be permitted to excrete anywhere in buildings (other than cats using a litter box in the apartment). The Housing Authority may designate an area on the grounds for use of the dogs. Tenants shall be responsible for immediately removing dog feces dropped anywhere placing the same in a bag or small container and disposing of the same properly.
13. A charge of \$25 will be levied each time to pet owners who fail to remove pet waste in accordance with rules stated above.
14. A **\$150.00** security deposit shall be charged to owners of dogs, cats, ferrets, rabbits or any caged rodent. This amount will be applied for services for clean-up and extermination necessary because of the pet upon the tenant's vacating of the premises.
15. If a pet becomes vicious, displays symptoms of severe illness or demonstrates other behavior that constitutes an immediate threat to health or safety of the tenancy as a whole, the Executive Director may request the pet owner immediately remove the pet from the housing project. If the owner refuses to remove the pet or if the Executive Director may contract the local Humane Society to have the pet immediately removed from the project premises.
- 16. Pet rule violation procedures.**
- Notice of pet rule violation - If the Executive Director or his designee determines on the basis of objection facts supported by written statements that a pet owner has violated a rule governing the keeping of pets; the Executive Director shall serve a notice of pet rule violation on the pet owner.
- Any tenant failing to comply with the above regulations shall be grounds for removal of the pet or termination of the pet owner's tenancy, or both and such removal shall be in accordance with State law and WHA grievance procedure shall not apply in situations as is presented in Section 17 of this policy because of the urgency of the situation if so determined by the Executive Director or his designee.
17. Tenants of a project may establish a voluntary pet owners grievance committee. The pet owner grievance committee would consist of a pet owner from the building and a neutral outside third party. This group would

perform such functions as the collection and dissemination of information on pet care, provision of pet care assistance to tenants, an informal mediation of disputes between tenants concerning the compliance of the pet rules.

18. Pet shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. The terms, “disturb, interfere or diminish” shall include but not limited to barking, howling, chirping, biting, scratching and other like activities. The Executive Director will terminate this authorization, if a pet disturbs other tenants under this section of the lease addendum. The Tenant will be given one week to make other arrangements for the care of the pet.

19. All authorized pets must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not under the control of an adult. Pets which are unleashed, or leashed and unattended, on WHA property will be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet and at the expense of the Tenant. Also, if a member of the WHA staff has to take a pet to the Humane Society the Tenant will be charged \$50 to cover the expense of taking the pet to the Humane Society.

20. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the WHA staff has to take a pet to the Humane Society. The Tenant will be charged an additional \$50 to cover the expense of taking the pet to the Humane Society. The WHA shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

21. Pet owners will be charged for all violations and damages caused by pets according to posted rates.

22. All owners must submit a picture of the pet or bring the pet to the office to have a picture taken.

23. Any tenant having a dog as a pet must obtain a Tenant’s Insurance Policy that names the Authority as insured.

24. All tenants with pets shall sign this pet policy.

Resident Acknowledgement

After reading and/or having read this lease addendum I, _____ agree to the following: (Print Name)

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with the lease addendum.

I agree and understand that I am liable for any damage and injury whatsoever caused by the pet(s) and shall pay the landlord or applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for the pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will not hold liable (indemnify) the landlord for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a refundable pet deposit of **\$150.00** to the WHA. The deposit must be paid prior to the execution of the lease addendum. The pet deposit may be used by the landlord at the termination of the lease toward payment for any rent or toward payment of any other costs made necessary because of Tenant's occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after the final inspection, will be returned to the Tenant after the premises are vacated and all keys have been returned.

I agree and understand that violating this lease addendum will result in the removal from the property of the WHA and that I may not be allowed to own any type of pet in the future while being an occupant of the WHA.

Head of Household Signature

Date

Housing Authority Representative Signature

Date

Pet Owner Signature (If other than Head of Household)

Date

WHA Signature

Date

Pet Fact Sheet

Name of Pet: _____

Species: _____ Weight: _____

- Picture of Pet Required
- Copy of Current License, if applicable.
- Copy of Certificate of Being Spayed or Neutered

Shots: Distemper (one a month for 4 months) Date: _____

Annual Shot Date: _____

Rabies (one shot every 6 months) Date: _____

3-Year Interval Date: _____

Owner Physical statement as ability to care for pet _____

Third Part Notification

Name: _____

Address: _____

Telephone: _____

*Pet will be turned over to the Humane Society upon failure of third party to respond within 24 hours.

Security Deposited of **\$150.00** Received on _____ Date