PECAN GROVE / KIRBYVILLE HOUSING AUTHORITY

**PET POLICY**

Qualification, Authorization, and Rules of Pet Ownership/Residency

1. **Assisted-living animals are not defined as pets by the terms of federal regulations and this policy. Any individual with documentation of disability and certification of animal as an assisted-living animal is exempted from this policy, but is still required to provide proof of veterinarian-recommended inoculations and other standard care, as well as neutering. Vicious breeds, as defined by the American Underwriter’s Association, are never allowed on the premises even for assisted-living purposes.**

1. Residents may keep one animal as a pet in their residence, but only after the Pet Lease is filled out in its entirety, pet records are received and verified, pet is seen and photographed and final written approval is received from management.

3. The pet must be a domesticated animal commonly used as a pet. No reptiles, amphibians, or rodents will qualify as a pet for the purposes of this and/or any other KHA policy.

 Allowed animals are: dogs, cats, fish (100 gallon or smaller aquarium), no more than 2 birds per household, maintained in a container with maximum dimensions of 3 ft. x 3 ft. No pet deposit is required for aquariums up to 40 gallons.

4. No pet shall be more than twelve (12) inches in height measured to the top of the head or weigh more than twenty-five (25) pounds at maturity.

5. All qualified households must have their pet pre-approved in writing by management in advance of the pet being moved into the household. To accomplish this, applicants/residents must provide KHA with:

1. Adequate information to identify and evaluate the pet and demonstrate that it is a common house pet as follows:
	1. Type and age
	2. Breed and size
	3. Height and weight
	4. Photograph of the pet (to be taken by KHA management at or before execution of pet lease)
2. Statement of health status for the pet from a licensed veterinarian
3. Proof of neutering for pets six months or older
4. Inoculation certificate/records
5. Names, addresses, and phone numbers of at least one person who will take responsibility for the pet if the owner should become unable to care for the pet
6. $100 pet deposit

6. All qualified households wishing to have a pet must pay a $100.00 pet deposit before the pet is allowed to enter the property. The pet deposit is non-refundable for family-occupied units, and refundable (less damages/expenses) for elderly/disabled-occupied units. Refundable deposits are subject to any expenses incurred by KHA that are a result of the pet’s presence in the resident’s apartment, as assessed by the Executive Director or other authorized KHA personnel. This includes direct and/or indirect costs.

7. In addition to other inspections permitted in the lease agreement, Management may enter a pet-owner’s residence if any reason exists to suspect the conduct, status, or condition of a pet is unacceptable.

8. An authorized representative of KHA may enter a residence to remove a pet and take action according to state and local laws, which may include placing the animal in a facility, in the county, that will provide care and shelter for a period not to exceed 30 days, at the expense of the pet owner. If a facility is not available in the county, KHA may be required to destroy the pet.

1. All pets must be restrained when out of the dwelling unit. However, no pet may be left on a tether, leash, or other stakeout device for more than 30 minutes at a time or more than three (3) times daily. If your pet at any time creates a noise level nuisance to other residents for a prolonged period of time (over ten minutes) and it is brought to our attention, you will be cautioned. The third time (within any twelve-month period) that such a disturbance occurs, your pet lease will be terminated and the pet shall be removed.

**Location of stake –** Stake for tether must be located in a spot where the tether is not long enough to allow the animal to reach any of the sidewalks, parking area, street or other common area where others may be walking, or to reach beyond the boundary of your back yard (including in between apartments, either next to you or behind you).

10. Never allow your pet to use any yard but your own for excreting waste. Residents are responsible for picking up solid waste matter left outdoors by their pet, regardless of where it is, and must dispose of it properly (tied up in plastic bag). If maintenance, other personnel or service providers complain about pet excrement on the grounds, your privilege of having a pet may be revoked and/or your lease terminated.

11. No pet shall be allowed to dig, tear, scratch, or otherwise damage KHA property.

12. Pets must be fed indoors.

13. Pets must not cause injury to any other resident, employee, contractor, approved guest or any other management-authorized individual, so long as said individual(s) refrains from threatening, harassing or harming the pet. An unprovoked attack on any individual anywhere on KHA property (outside of your apartment and the radius of a staked animal’s tether) is grounds for termination of the pet lease and removal of your pet.

14. No pet may be left alone in a dwelling unit for more than 72 hours.

15. KHA will be responsible for removal of pet(s) and/or termination of the lease of the pet owner for flagrant and continued violations of any of these rules.

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Executive Director Resident

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Date Resident

Person(s) willing to care for pet:

Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Home Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Home Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Work Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Work Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

06/2017