

PH-HARBOR HOUSE PET POLICY

The following policy shall govern the keeping of pets in and on properties (designated as “Elderly/Disabled”) owned and operated by the Anacortes Housing Authority.

The purpose of the policy is to allow individual residents to benefit from the pleasure of common household pet ownership, while at the same time ensuring that pet ownership does not interfere with the rights of all tenants to enjoy clean, quiet and safe surroundings.

The Housing Authority hereby agrees that the following types of Common Household pets are allowed:

Dog (under 20 lbs) - larger size are not permitted without written Executive Director permission

Cat

Fish aquariums and fish bowls – not to exceed 15 gallons of water.

Caged Bird

Permanently Caged animal (such as guinea pig, hamster)

NO SNAKES, REPTILES OR SPIDERS

Any exceptions must be by written request and approved by the Executive Director.

Certified Service Animals that assist or provide service to persons with disabilities are considered to be auxiliary aids and not pets. They are exempt from the refundable pet deposit. Examples include guide dogs for people with vision impairments and hearing dogs for people with hearing impairments. A resident with a service animal is responsible for the animals care. The animals owner should observe leash laws, properly dispose of animal waste, ensure the animal behaves around other residents, does not break tenancy rules (such as noise rules), and follows the rules as other pets in this pet policy.

Those residents who wish to house a pet shall abide by the following:

1. Provide the Housing Authority management with a completed pet registration form & deposit.
2. Only one cat or dog per household.
3. A \$200.00 refundable pet deposit will be required for all cats and dogs. This deposit can be made in two payments. This deposit will be fully refundable at the time the resident moves or no longer has the pet, provided no pet-related damage has occurred to Housing Authority property. If your registered cat or dog is no longer in your home and you obtain a new one, you will be required to fill out a new pet registration and pay the current pet deposit of \$200.00. Sums necessary to repair such damage will be deducted from the deposit, or if damage is more than the

- deposit, resident will be responsible for payment to the Housing Authority of repairs and/or damages.
4. The Housing Authority has the right to conduct an inspection of the residents unit for compliance with this agreement (in compliance with the lease agreement) if there is a valid complaint registered. The Housing Authority may also enter a unit to transfer any animal to the proper authority if left unattended for over 24 hours. The Housing Authority accepts no responsibility for pets so removed.
 5. Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.
 6. All pets must be fed inside the residence. Feeding is not allowed on porches, sidewalks, patios, decks or other outside areas.
 7. All pets shall remain inside a residents unit unless on a leash with the owner or the owner's representative, accompanying the pet. Pets may not be kept, or tied outdoors. Pets must be effectively restrained and under control on a short leash when passing through common areas, from the street to the apartment, etc.
 8. Litter boxes must be used in the units, and are to be changed regularly. Animal waste and litter must be double bagged and properly disposed of in the outside trash dumpster. Dog elimination outside will be disposed of in a plastic bag and not left on the ground/lawn areas. Residents will take adequate precautions to eliminate any odor within or around the residence and maintain their unit in a sanitary condition at all times.
 9. Residents will take adequate precautions to eliminate any flea infestation by flea treating pets and flea bomb unit when necessary and maintain their unit in a sanitary condition at all times.
 10. All pets will be spayed/neutered and have the appropriate inoculations against rabies, distemper, and feline leukemia. No pet offspring will be permitted. Resident agrees to show proof upon request that they have complied with the above requirements.
 11. Pets shall not be allowed to interfere with the peaceful enjoyment of other residents or neighbors by barking, howling, meowing, biting, scratching, chirping or other such activities.
 12. Residents shall comply with all municipal codes with City of Anacortes, State of Washington public health, animal control, and anti-cruelty laws & regulations regarding pet ownership.
 13. All dogs must have a current City of Anacortes dog license.

14. Pets are not allowed in any of the garden area.
15. Pets are not allowed at any time on the furniture or to stay in the common areas, except to pass through.
16. The Resident agrees to indemnify, defend and hold management harmless from and against any and all claims, actions, suit, judgments and demands brought by any other party or account of, or in connection with any activity of, or damage caused by any residents pets or residents negligence.
17. Resident shall not alter their unit, patio or unit area to create an enclosure for a common household pet.
18. The resident must flea bomb if they had an animal in the unit. The paid receipt must be submitted to the office when resident moves out.
19. AHA must be updated at least annually with vaccine and dog license information.

Other regulations:

- A. Residents shall not take care of any stray animals or other peoples pets, except other tenants pets when absent. Feeding strays will be considered keeping a pet without a signed agreement.
- B. No dangerous animals including but not limited to; birds of prey, poisonous fish, spiders, snakes or reptiles are permitted.
- C. More than three (3) written valid complaints regarding three (3) different incidents shall result in pet removal and/or lease violations, which could result in termination of occupancy.
- D. Birds are not to be fed other than birdseed in bird feeders. Only one bird feeder is allowed per unit. Residents are responsible for cleaning up any bird mess from feeders and/or birds at their birdfeeder.
- E. Non-Residents pets are not allowed on site, inside the building or in any units without written permission from the Executive Director with the exception of certified service animals.

PH-HARBOR HOUSE PET POLICY LEASE ADDENDUM

I agree to the terms of the Anacortes Housing Authority Pet Policy, which becomes a part of the Dwelling Lease Agreement, and any pet whose conduct or condition is duly determined by the Housing Authority to constitute a nuisance or a threat to the health and safety of the other tenants or persons in the community shall result in a lease violation and immediate removal of my pet. I also understand that future pet ownership may be threatened if it becomes necessary to remove a pet for cause.

I understand that I live in an elderly/disabled unit and that I am subject to the rules for this type of property:

_____ **I have no pet at this time.**

PET REGISTRATION

Pet Owners Name: _____ Unit Number: _____

Type of Pet and description: _____

Pets Name: _____ Date of Spay/Neuter: _____

Date(s) of Inoculations:

Rabies: _____ Distemper: _____ Feline Leukemia: _____

(Dogs Only) License # _____ Year Licenced: _____

Flea treatment method for your pet: _____

I have read the Pet Policy and I agree to abide by all regulations set forth by the Anacortes Housing Authority.

_____ Date
Tenant Signature

_____ Date
Housing Authority Representative



OFFICE USE ONLY

Pet Deposit Paid? Yes _____ No _____ Amount Paid \$ _____

Date of original agreement: _____