

PUBLIC HOUSING-FAMILY PET POLICY

The following shall govern the keeping of pets in and on "family" properties 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 residents to enjoy clean, quiet and safe surroundings.

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

Cat
Fish aquariums and fish bowls – not to exceed 15 gallons of water
Caged Bird
Permanently Caged animals (such as guinea pigs, hamsters)

NO DOGS, SNAKES, REPTILES OR SPIDERS.

Dogs are strictly prohibited due to the composition of the family units (multifamily structures).

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 animal 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 per household.
3. A \$200.00 refundable pet will be required for all cats. This pet deposit can be made in 2 payments. This deposit will be fully refundable at the time the resident moves or no longer has the cat, provided no pet-related damage has occurred to Housing Authority property. If your registered cat is no longer in your home and you obtain a new one, you will need to fill out a new pet registration and pay the current pet deposit, unless you have already have a \$200.00 pet deposit paid. 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 for repairs and/or damage.

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 cats shall remain inside a resident unit unless on a leash with the owner or the owner's representative. Cats are not allowed in common areas. Pets may not be kept, or tied outdoors. Cats found outside will be trapped and turned over to the animal shelter.
7. All common household pets are to be fed inside the residences only. Feeding is not allowed on porches, sidewalks, patios, decks or other areas.
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. Residents will take adequate precaution to eliminate any animal or pet odor within the residence, flea treat cats and flea bomb when necessary and maintain the residence in a sanitary condition at all times.
9. Residents will take adequate precautions to eliminate any flea infestation by flea treating their pet and flea bomb unit when necessary and maintain their unit in a sanitary condition at all times. When flea bombing please notify the office before you do so.
10. All cats will have the appropriate inoculations against rabies, distemper, and feline leukemia, and will need to be spayed/neutered. No pet offspring will be permitted. Resident agrees to show proof upon request that pet owners have complied with the above requirements.
11. Pets shall not be allowed to interfere with the peaceful enjoyment of other residents or neighbors by noise, 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 law & regulations regarding pet ownership.

13. The Resident agrees to indemnify, defend and hold management harmless from and against any and all claims, actions, suit, judgements and demands brought by any other party or account of or in connection with any activity of or damage caused by any of resident's pets or residents negligence.
14. AHA must be updated at least annually with vaccine information.
15. Other regulations:
 - A. Residents shall not take care of pets for other persons, to include strays. Feeding strays will be considered keeping a pet without a signed agreement.
 - B. No birds of prey, or dangerous, poisonous fish, spiders, snakes or reptiles are permitted.
 - C. More than three (3) written valid complaints regarding three (3) different incidents shall result in a pet removal and/or lease violations 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 family unit.
 - E. Resident shall not alter their unit, patio or unit area to create an enclosure for a common household pet.
 - F. Non-residents dogs, cats or any other animals are not permitted on site or in units.

PUBLIC HOUSING-FAMILY 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 a family 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 Address _____

Type of Pet and description: _____

Pets Name:_____ Date of Spay/Neuter:_____

Date(s) of Inoculations

Rabies:_____ Distemper:_____ Feline Leukemia:_____

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.

Tenant Signature Date

Housing Authority Representative Date

OFFICE USE ONLY

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

Date of original agreement:_____