

**PET POLICY
FOR THE
GLOVERSVILLE HOUSING AUTHORITY**

Section 227 of the Housing and Urban-Rural Recovery Act of 1983 effective November 30, 1983, provides for the ownership of pets in federally assisted rental housing for the elderly or handicapped may prohibit or prevent a tenant from owning or having household pets living in the tenant's dwelling unit, or restrict or discriminate against any person regarding admission to the continued occupancy of such housing, because of the person's ownership of pets or the presence of pets in the person's dwelling unit.

1. The Housing Authority's Tenant Relations Assistant must approve each pet on an individual basis. Only one pet or aquarium is allowed per apartment at any time. Pets must be licensed according to local regulations in the name of the tenant.
2. Common household pets shall be defined as dogs, cats, birds, fish, or rodents kept in the home for pleasure rather than commercial purpose. Reptiles are not considered household pets. Pets must meet the following criteria in order to be considered eligible.
 - a. All cats and dogs must be spayed or neutered and such documentation must be provided.
 - b. Dogs weighing more than 15 pounds or 15 inches in height at full maturity shall not be permitted.
 - c. Aquariums of more than 20 gallons shall not be permitted.
 - d. Rodents must remain caged at all times.
 - e. Tenants must provide proof that the pet has received the following INOCULATIONS:

DOGS- DISTEMPER, HEPATITIS, LEPTOSPIROSIS (two types) **PARVOVIRUS** are required. Parasite, influenza, and kennel cloth shots are optional. These inoculations are administered in one shot each month until the dog reaches four (4) months of age, annually thereafter. **RABIES** vaccine is required. One shot at six (6) months of age and every three (3) years thereafter. It is recommended, but not required, that a blood test for heartworm and medication (liquid or pill) be done for all dogs once each year. Medication will not be dispensed without blood tests first. Medication should be given to dogs from May to December each year.

CATS- PANLEUKOPENIA (feline distemper), **CALICI VIRUS,** **RHINOTRACHITIS** are to be administered annually 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.

3. Additional Care Required for both dogs and cats must include the following:
 - a. Odors/dermatitis (skin problems)- Flea/Tick sprays or powders must be used as needed.
 - b. Pets must be clean and properly groomed.
 - c. All cats and dogs must have an annual check-up and receive a new certificate of inoculation.

Rev. 6/97

- d. Use water and bleach or other strong disinfectant if the animal inadvertently urinates, sprays, or defecates in an apartment. Clorox or bleach is not to be used on hall or elevator carpets.
4. The tenant must identify and document the willingness of a local third party (third party must sign) who will, within one hour, remove and care for the pet in the event of a sudden illness, injury, or death of the tenant. This third party may be another tenant. In the event that the designated party cannot be reached or fails to act within twenty-four (24) hours, the Gloversville Housing Authority will turn the pet over to the appropriate local agency.
This third party document must be completed at the time of the application and updated at each annual rectification of rent.
5. If the pet becomes vicious, displays symptoms of severe illness or demonstrates other behavior that constitutes an immediate threat to the health or safety of the general tenancy, the Executive Director may request the pet owner to immediately remove the pet from the project. If the owner refuses to remove the pet, or if the Tenant relations Assistant is unable to contact the pet owner, the Authority may contact the appropriate local agency to have the pet immediately removed from the project premises.
6. There are to be no “visiting pets”. Tenants are not allowed to baby-sit pets nor have visitors bring them into the building. This rule is applicable only to non-resident pets.
7. Pet owners must make every effort to curtail excessive barking or noise.
8. Pet should not be left unattended in the apartment for unreasonable periods of time.
9. All dogs and cats shall be on a leash not longer than 4 feet when on G.H.A. property. Owners must stay with pets at all times when out of the apartment. All dogs and cats must wear ID tags. Any pet not wearing and ID tag that is found astray, will be turned over to the local animal control officer.
10. Pets are not allowed in the common areas – community rooms, laundry room, etc.
11. A charge of \$5.00 will be levied, each time, to pet owners who fail to remove pet waste in accordance with the following requirements:
 - a. Tenants owning a cat shall provide a litter tray for the animal’s use in his or her apartment.
 - b. Dogs and cats shall not be permitted to excrete anywhere in building (other than cats using a litter box in the apartment.)
 - c. Tenants shall be responsible for immediately removing dog feces dropped anywhere, placing same in a bag or small container and disposing properly.
 - d. Tenants must obey local city ordinances regarding removal of pet feces.
12. Annual inspections shall be conducted by the Authority and additional inspections, if deemed necessary, will be made, with a prior written notice to the tenant.

13. Tenants shall be charged for pet related damages at such times the damages are incurred.
14. A \$50.00 security deposit shall be charged to owners of cats and dogs. However, this security deposit cannot exceed (1) one months rent at time of housing. This amount will be applied for services for pet related clean-up upon the tenant vacating the premises. Provided that there are no outstanding damage charges, the unused portion of the deposit shall be refunded within a reasonable period after the tenant vacates the premises or no longer keeps a pet in the dwelling unit.
15. Pet Rule Violation: All complaints regarding pet matters are to be submitted to the Tenant Relations Assistant. If the Tenant Relations Assistant or his/her designee determines, on the basis of facts supported by written statements, that a pet owner has violated a rule governing the keeping of pets, the Tenant Relations Assistant shall serve notice of a pet rule violation to the owner. Failure to comply with the above regulations shall be grounds for removal of the pet and/or termination of pet owner's tenancy.
16. All pet owners are required to sign a copy of this policy.
17. Any eligible residents desirous of owning a pet agrees to abide by all the terms and condition of Gloversville Housing Authority Pet Policy.

PET OWNER

G.H.A. REPRESENTATIVE

DATE