

CONCORD HOUSING AUTHORITY PET POLICY

EXCLUSIONS

This policy does not apply to animals that are certified service animals i.e. seeing-eye dogs. Service animals are exempt from pet fees, weight, and height restrictions. All other rules apply to service animals.

PETS IN SENIOR BUILDINGS

The Concord Housing Authority will allow for pet ownership in projects or buildings designated for use by elderly and/or disabled families and in any given project or building for which elderly and/or disabled families are given preference. Visiting pets ARE NOT PERMITTED on Concord Housing Authority property at any time. Concord Housing reserves the right to refuse entry of a pet to any resident whose past history indicates that the resident would not be a responsible owner. A pet's temperament will be considered as a factor in deciding whether the pet will be accepted.

APPROVAL

Residents must have the prior written approval of Concord Housing Authority before moving a pet into the unit. Residents must request approval on the 'Authorization for Pet Ownership' form that must be fully completed before the Housing Authority will consider the request. Written proof from a Veterinarian is required before approval and annually thereafter, stating that the pet is in good health, free from ticks, fleas, and other infestations, spayed or neutered and current with all shots and vaccines. All dogs must have current licenses from the City of Concord before they move-in and annually thereafter.

TYPES AND NUMBER OF PETS

The Concord Housing Authority will allow; one (1) birdcage with bird only or 1 ten- (10) gallon fish tank with fish only in units.

A domesticated dog or cat may be considered for admission into qualified households of elderly and/or disabled households. All dogs and cats must not exceed the height and weight restrictions.

Only one (1) pet per unit allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

At maturity no animal may exceed twenty (20) pounds, nor stand higher than twenty (20) inches at the shoulder. American Kennel Club standards shall be used for the height, weight, and temperament at maturity of the breed.

INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances.

PET FEE

A pet fee of **\$150.00** is required at the time of registering a new pet. The fee is non-refundable. Any damages beyond normal wear and tear that are caused by a pet are due immediately and may be taken out of moneys in security deposits at time of move-out.

OBLIGATION OF RESIDENTS

- The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions on the owner's unit and surrounding areas. Repeated substantiated complaints by neighbors or Concord Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.
- Pets will be allowed only in designated areas on the grounds of the projects.
- The Concord Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.
- Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestations will be the financial responsibility of the pet owner. Concord Housing Authority reserves the right to exterminate and charge the resident.
- Pet owners shall immediately clean up after their pet.
- Pets are not allowed to run loose on Concord Housing Authority property.
- All local regulation regarding animals must be adhered to.
- Litter boxes must be lined with plastic bags or liners. The bag or liner must than be lifted out of the box and secured with a twist tie. Litter shall be changed at least twice per week. It shall be disposed of in the same manner as trash.
- All pets must be on a leash or carried by the owner outside the confines of the owner's unit. Pets shall not be tied outside at any time. No outdoor cages may be constructed.
- Pets shall not be brought into any Concord Housing Authority public areas except as necessary to enter/exit the building.

- Any pet that exceeds the weight and/or height restrictions must be removed from the property within 30 days of Concord Housing Authority determination that the pet is no longer a qualified pet.
- Tenant agrees to remove a pet immediately if the Concord Housing Authority revokes the approval of the pet for just cause and/or violations of the pet policy contract.

OBLIGATION OF CONCORD HOUSING AUTHORITY

- Concord Housing has the right to revoke approval of any given pet should the animal create a disturbance or be guilty of interrupting the quiet enjoyment and comfort of other residents or the failure of the owner to adhere to the Pet Policy.
- Concord Housing reserves the right to make periodic inspections of any or all pet occupied units to assure compliance with the pet policy.
- Concord Housing reserves the right to prohibit entry into its buildings of pets not complying with any of the above policies, rules and regulations in the future.
- Concord Housing reserves the right to determine whether pet selection is reasonable and will qualify to accommodate the tenant.
- Concord Housing Authority reserves the right to negotiate the selection of qualifying pets.

AGREEMENT AND RELEASE

I/We agree that the said Pet Policy is incorporated into my/our lease. As a pet owner I/we have read and agree to indemnify and hold harmless the Concord Housing Authority and its agents from any liability, damage, or expense resulting from any action of my/our pet and any damage or injury caused by my/our pet to property or person. I/We accept full responsibility for all actions of our pet approved or not by the Housing Authority for the liability, damage, or expense resulting from any action of my/our pet to the property or person. Violations of the Pet Policy are grounds for termination of approval of the pet and eviction proceedings for leaseholders.

Tenant Head of Household

Date

Tenant Spouse/Co-Head

Date

CHA Representative

Date

People to care for pet in the case of emergency or tenant's unavailability:

**CONCORD HOUSING AUTHORITY
AUTHORIZATION FOR PET OWNERSHIP**

APPLICANT: _____

CURRENT ADDRESS: _____

HOME PHONE: _____ WORK PHONE: _____

I/We hereby request permission to maintain a pet in my/our dwelling unit. I/We have read the Concord Housing Authority's Pet policy and I/we believe that I/we are capable of complying with all rules and regulations set forth.

A type of pet I/we wish to have is:

Type of Animal:

Breed:

Color:

License number:

Name:

I/We have provided the following documentation:

- _____ Written proof from Veterinarian
- _____ City of Concord license
- _____ Doctor's recommendation letter
- _____ Proof of disability/handicap or DOB