

# WENHAM HOUSING AUTHORITY

## STATE PET POLICY FOR ELDERLY HOUSING

The following Pet Policy has been developed to provide standards to ensure the best possible environment for both tenants who own a pet and tenants who do not own a pet and to ensure the responsible care of pets. This Pet Policy will be posted in the Community Building for easy access for reading. Any tenant may request a copy of same from the office.

1. Any tenant or applicant who wishes to keep a companion animal will inform management and execute a Pet Rider.
2. A companion animal will be defined as a common household pet such as a dog, cat, bird, guinea pig, gerbil, hamster, rabbit or fish. Reptile and birds of prey are not household pets. Pets other than cats and dogs shall have suitable housing such as cages or aquariums.
3. There will be no more than one cat or dog or caged mammal per apartment. A maximum of two (2) birds may be permitted and in the case of fish, no more than one aquarium with a 20 gallon capacity shall be allowed.
4. The mature size of newly acquired dogs is limited to a weight not to exceed 40 pounds.
5. Dogs of vicious or aggressive disposition will not be permitted.
6. All female dogs over the age of six (6) months and all female cats over the age of five (5) months must be spayed. All male dogs over the age of eight (8) months and all male cats over the age of ten (10) months must be neutered. Exceptions may be made to this required spaying and neutering at the Executive Director's discretion if the pet owner presents a veterinarian's certificate attesting to health problem which prevent such spaying or neutering.
7. Residents are expressly prohibited from feeding or harboring stray animals.
8. All pet owners must be able to have full control of their pets at all times.
9. Pet will be restrained on a leash at all times when on the development's property, outside the owner's apartment or visiting in the apartment of another resident.
10. The pet owner will be responsible for proper pet care, good nutrition, grooming, exercise, flea and tick control, routine veterinary care and yearly inoculations. Dogs and cats must wear identification tags and collar when outside unit.
11. Pet owner is responsible for cleaning up after the pet inside the apartment and anywhere on the development's property. Under no circumstances should any pet debris be deposited in a toilet as blockages will occur. Tenants will be responsible for the cost of repairs or replacements of any damaged toilets or pipes.
12. Pet blankets and bedding are not to be cleaned or washed in the laundry room for hygienic reasons.
13. The pet owner will keep the unit clean and free of pet odors, insect infestation, waste and litter and maintain the unit in a sanitary condition at all times.

14. Pets are not to be tied outside or left unattended.
15. Pets will not be allowed to disturb the health, safety, rights, comfort or quiet enjoyment of other tenants. A pet will not create a nuisance to neighbors with excessive barking, whining, chirping, meowing or other unruly behavior.
16. The tenant is responsible for providing management with the following information and documents which are to be kept on file in the tenant's folder:
  - a. A color photo and identifying description of the pet.
  - b. Attending veterinarian's name, address and telephone number.
  - c. Veterinary certificates of spaying or neutering, rabies, distemper combination, parvovirus, feline VRC, feline leukemia testing and other inoculations when applicable.
  - d. Dog licensing certificates in accordance with local and state law.
  - e. Two (2) alternate caretakers, their names, addresses and telephone numbers, who will assume immediate responsibility for the care of the pet should the owner become incapacitated; these caretakers must be verified in writing by signing the Lease Pet Rider, acknowledging their responsibilities as specified.
  - f. Emergency boarding accommodations.

The tenant is responsible for keeping management informed of any changes of information.

17. All companion animals as defined above in #2 are not allowed in the community hall. This includes the bathrooms, laundry room, mail, kitchen and common room areas of the community hall. As noted above in #14 no companion animal may be tied up outside any of the entrance/exits of the community hall building.
18. Any guest of a tenant bringing a companion animal as defined above in #2 is subject to the WHA Pet Policy
19. All complaints about a companion animal must be in writing and delivered to the Executive Director. No credence shall be given to verbal or unsigned complaints. Initial complaint or infractions will result in a meeting with the Executive Director to reiterating the WHA Pet Policy and any rule infractions.
20. The Executive Director will take measures to establish a Pet Committee consisting of a tenant or non-tenant animal owner, a tenant or non-tenant non-animal owner, the Executive Director, and if possible a representative from a local interested humane group, animal control officer and veterinarian. The purpose of the Pet Committee is to resolve a written complaint that is received about a tenant and their animal.
21. A second notice of a written legitimate complaint to the Executive Director will result in a hearing with the Pet Committee, the resident shall be advised that any further notice shall be cause for termination of the Pet Rider (loss of pet privilege) provisions; except in the case of a serious problem, ie. a vicious dog, this procedure may be shortened in the interest of public safety.
22. Upon a third notice of a written legitimate complaint received by the Executive Director or Pet Committee the resident shall be advised that their Pet Rider provisions have been terminated.

Revised Pet Policy:           October 10, 2017

**Adopted:                   October 12, 2017**

**Effective:                 December 1, 2017**