

Pet Ownership Policy

New Boston Property Management

Adopted: Resolution 2018-22; October 29, 2018

A. EXEMPTIONS

These rules do not apply to assistance animals needed by a person with a documented disability who has a disability-related reason for needing an animal. *A Service Animal is one that assists, supports or provides service to a person with disabilities*, as verified by a medical doctor. One example is a guide dog for a blind person. Service Animals are exempt from any registration fee or weight limit, but must still be registered. For these individuals, the Property Management will require documentation from a qualified medical practitioner with respect to:

1. Verification that the person making the request is a person with a disability
2. Verification that the animal is needed by a person with a disability because of the person's disability
3. Verification that the animal owned by the individual with a disability will meet the need identified
4. Verification that someone in the household is able to care for the animal or that alternative arrangements that will not impair the animal's health or safety have been made.
5. Verification that the animal is currently on any required inoculations and that the animal has been neutered or spayed.

B. PET RULES

The following rules shall apply for the keeping of pets by Residents living in the units operated by the Property Management.

1. "Common household pets" as authorized by this policy means domesticated animals, such as cats, dogs, fish, birds, rodents (including rabbits) and turtles, that are traditionally kept in the home for pleasure rather than for commercial purposes.
2. At any one time, each resident family will be allowed to house only one (1) warm blooded animal, one 10-gallon fish tank or one cage with up to 4 birds.
3. Visiting guests with pets (other than assistance animals to assist visitors with disabilities) will not be allowed.
4. Each resident family will register their pets with the Property Management **BEFORE** they are brought onto the Property Management premises, and will update the registration annually at the re-examination of family income. The registration will include: (*Appendix 1*)
 - a. A photo of the pet and information sufficient to identify the pet and to demonstrate that it is a common household pet;

- b. A certificate signed by a licensed veterinarian or a State or Local Authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable State and Local Law and, in the case of cats and dogs, that they have been neutered or spayed.
 - c. The name, address, and telephone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.
 - d. A statement indicating that the pet owner has read the pet rules and agrees to comply with them; (*Appendix 2*)
 - e. The Property Management may refuse to register a pet if:
 - 1) The pet is not a common household pet;
 - 2) The keeping of the pet would violate any applicable house pet rule;
 - 3) The pet owner fails to provide complete pet registration information;
 - 4) The pet owner fails annually to update the pet registration;
 - 5) The Property Management reasonably determines, based on the pet owner's habits and practices and the pet's temperament, that the pet owner will be unable to keep the pet in compliance with the pet rules and other legal obligations;
 - 6) Financial ability to care for the pet will not be a reason for the Property Management to refuse to register a pet.
 - f. The Property Management will notify the pet owner if the Property Management refuses to register a pet. The notice will:
 - 1) State the reasons for refusing to register the pet;
 - 2) Be served on the pet owner in accordance with procedure outlined in paragraph C1 of this policy; and
 - 3) Be combined with a notice of a pet rule violation if appropriate.
5. Cats and dogs shall be limited to small breeds where total weight shall not exceed thirty-five (35) pounds and total height shall not exceed eighteen (18) inches. The size limit does not apply to assistance animals.
6. No chows, pit bulls, German police dogs, or any other known fighter breed will be allowed on the premises.
7. A nonrefundable renongistration fee of \$50 in the pet owner's unit shall be made to the Property

Management. Such fee will be a one-time fee (one per pet or in the case of birds, one fee covers up to 4 birds; fish tank will be considered as one pet) and shall be used to help cover cost of damages to the unit caused by the pet. Owner shall remove or register an unregistered pet within twenty-four (24) hours or termination of housing benefits shall begin.

8. Pets shall be quartered in the Resident's unit.
9. Dogs and cats shall be kept on a leash and controlled by a responsible individual when taken outside. No pet owner shall allow his or her pet to be tied, unleashed or loose outside the pet owner's dwelling unit at any time.
10. The pet owner shall not permit dog droppings to accumulate either inside or outside the apartment or to become unsanitary or unsightly and shall properly dispose of such droppings. Property Management shall impose a waste removal charge of \$5 per occurrence inside or outside the apartment for failure to comply with pet rules on waste removal.
11. No dog houses will be allowed on the premises.
12. Any applicable City Ordinances concerning pets will be complied with.
13. Pets shall be removed from the premises when their conduct or condition is duly determined to constitute a nuisance or a threat to the health and safety of the pet owner and other occupants of the Property Management in accordance with paragraph C3 below. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, whining, biting, scratching, chirping, jumping up on and other activities of a disturbing nature.
14. Birds must be kept in regular bird cages and not allowed to fly throughout the unit.
15. Dishes or containers for food and water will be located within the owner's apartment. Food and/or table scraps, will not be deposited on the owner's porches or yards.
16. Residents will not feed or water stray or wild animals.
17. Pets will not be allowed on specified common areas (under clotheslines, social rooms, office, maintenance space, playgrounds, etc.).
18. Each resident family will be responsible for the noise or odor caused by their pet. Obnoxious odors can cause health problems and will not be tolerated.
19. When in public or common areas, all dogs (including dogs that are Service Animals) must wear on a collar about its neck both: (a) its rabies vaccination verification metal tag, and (b) its NBPM metal registration tag. Any dog found without tags shall be reported to the city animal control department for removal.

C. PET VIOLATION PROCEDURE

1. **NOTICE OF PET RULE VIOLATION:** When the Property Management determines on

the basis of objective facts supported by written statements, that a pet owner has violated one or more of these rules governing the owning or keeping of pets, the Property Management will serve notice.

- a. The notice will be
 - 1) by letter by first class mail, properly stamped and addressed to the Resident at the leased dwelling unit, with a proper return address
 - 2) in person to any adult answering the door at the Resident's leased dwelling unit, or
 - 3) if no adult responds, by placing the notice under or through the door, if at all possible, or else by attaching the notice to the door;
- b. The notice must contain
 - 1) a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.
 - 2) a statement that the pet owner has ten (10) days from the effective date of service of notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation,
 - 3) a statement that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting;
 - 4) a statement that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's lease.
- c. The effective date of service is the day that the notice is delivered or mailed, or in the case of service by posting on the door, the day the notice is posted.

2. **PET RULE VIOLATION MEETING:** If the pet owner makes a timely request for a meeting to discuss an alleged pet rule violation, the Property Management shall establish a mutually agreeable time and place for the meeting to be held within fifteen (15) days from the effective date of service of the notice of pet rule violation (unless the Property Management agrees to a later date).

- a. The Property Management and the pet owner shall discuss any alleged pet rule violation and attempt to correct it and reach an agreeable understanding.
- b. The Property Management may, as a result of the meeting, give the pet owner additional time to correct the violation.
- c. Whatever decision or agreements, if any, are made will be reduced to writing, signed by both parties, with one copy for the pet owner and one copy placed in the Property

Management's Resident file.

3. **NOTICE OF PET REMOVAL:** If the pet owner and the Property Management are unable to resolve the pet rule violation at the pet rule violation meeting, or if the Property Management determines that the pet owner has failed to correct the pet rule violation within any additional time provided for this purpose under paragraph C1 above, the Property Management will serve the owner with a notice requiring the pet owner to remove the pet. This notice must:
 - a. Contain a brief statement of the factual basis for the determination and the pet rule or rules that have been violated;
 - b. State that the pet owner must remove the pet within ten (10) days of the effective date of service of notice of pet removal (or ten days after the meeting if the notice is served at the meeting);
 - c. State that the failure to remove the pet may result in initiation of procedures to terminate the pet owner's residency.

4. **INITIATION OF PROCEDURE TO TERMINATE PET OWNER'S RESIDENCY:** The Property Management will not initiate procedure to terminate a pet owner's residency based on a pet rule violation unless:
 - a. The pet owner has failed to remove the pet or correct the pet rule violation within the applicable time-period specified in paragraph 3b above;
 - b. The pet rule violation is sufficient to begin procedures to terminate the pet owner's residency under the terms of the lease and application regulations;
 - c. Provisions of Resident's Public Housing Dwelling Lease, Section XII: "Termination of Tenancy and Eviction" and Multifamily RRHA's Apartment Lease, Item 23. "Termination of Tenancy" will apply in all cases.

D. PROTECTION OF THE PET

If the health or safety of a pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, the Property Management may do one of the following:

1. Contact the responsible party or parties listed on the registration form and ask that they assume responsibility for the pet
2. If the responsible party or parties are unwilling or unable to care for the pet or cannot be reached despite reasonable efforts, contact the appropriate State or Local Animal Control Authority, Humane Society or designated agent of such Authority and request removal of the pet.
3. If there is no State or local authority (or designated agent of such an authority) authorized to remove a pet under these circumstances, enter the pet owner's unit, remove the pet, and place the pet in a facility that will provide care and shelter until the pet owner or a representative of

the pet owner is able to assume responsibility for the pet, but not longer than 30 days. The cost of the animal care facility provided under this section shall be borne by the pet owner. If the pet owner (or the pet owner's estate) is unable or unwilling to pay, the cost of the animal care facility may be paid from the pet deposit.

E. NUISANCE OR THREAT TO HEALTH OR SAFETY

Nothing in this policy prohibits the Property Management or the Appropriate City Authority from requiring the removal of any pet from the Property Management property if the pet's conduct or condition is duly determined to constitute, under the provisions of State or Local Law, a nuisance or a threat to the health or safety of other occupants of the Property Management property or of other persons in the community where the project is located.

F. APPLICATION OF RULES

1. Pet owner will be responsible and liable for any and all bodily harm to other residents or individuals; and destruction of personal property belonging to others caused by owner's pet will be the moral and financial obligation of the pet owner.
2. All pet rules apply to resident and/or resident's guests.

G. CHARGES, FEES AND DEPOSITS

Pet owners shall be assessed certain charges, fees or deposits in accordance with this Policy. Such charges, fees and deposits are listed here for convenience. There are no pet deposits assessed at NBPM.

1. Item B. 7:
 - a) \$50 one-time nonrefundable registration of all pets at initial housing of pet
2. Item B. 10:
 - a) \$5 per occurrence of removal of pet waste—inside or outside

**Appendix 1
Pet Agreement**

1. Management considers the keeping of pets a serious responsibility and a risk to each resident in the apartment. If you do not properly control and care for a pet, you will be held liable if it causes any damages or disturbs other residents.
2. **Conditional Authorization for Pet.** You may keep the pet that is described below in the apartment until Dwelling Lease is terminated. Management may terminate this authorization sooner if your right of occupancy is lawfully terminated or if you or your pet, your guests or any member of your household violate any of the rules contained in the Property Management's Pet Policy or this Agreement.
3. **Pet Fee.** The Pet Fee will be \$50 for your current pet. The Pet Fee is a one-time, non-refundable charge. Pet Waste Removal Fee is \$5 per occurrence.
 - a. If, at any time in the future, this pet is replaced by another animal, another one-time fee will be charged for that animal.
 - b. This fee will be used to pay reasonable expenses directly attributable to the presence of the pet in the complex, including but not limited to, the cost of repairs to and fumigation of the apartment.
4. **Liability Not Limited.** The fee under this Pet Agreement does not limit resident's liability for property damages, cleaning, deodorization, de-fleaing, replacements, or personal injuries.
5. **Description of Pet.** You may keep only one pet as described below. The pet may not exceed eighteen (18) inches in height and thirty-five (35) pounds in weight. You may not substitute other pets for this one without amending this agreement.

Pet's Name _____ Breed _____

Color _____ Weight _____ Age _____ Housebroken? _____ Date of last Rabies shot _____

City License # _____ NBPM Tag No. _____

Contact information of person able to care for pet in case of resident's permanent or temporary inability to care for animal/s.

Name _____

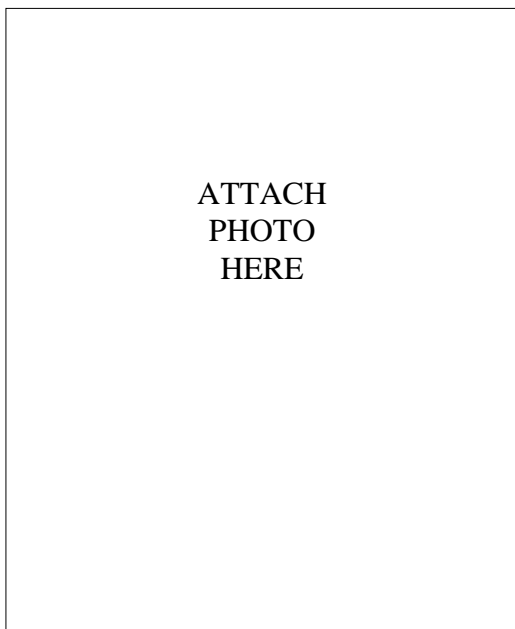
Address _____ Phone _____

I have read, fully understand and will abide by the rules and regulations contained in the Property Management Pet Policy and in this Pet Agreement.

Printed Name _____ Apartment #: _____

Signature _____ Date _____

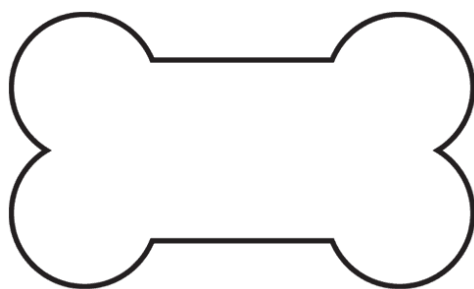
**Appendix 2
Pet Policy Certification**



HOH Name: _____
Apt #: _____
Pet Name _____

PHOTO TAKEN BY:
Name: _____
Title: _____

New Boston property Management



NBPM Dog Tag Number