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## PEEKSKILL HOUSING AUTHORITY (PHA) PET POLICY EFFECTIVE AUGUST 1, 2019

This policy does not apply to assistance and service animals as they are not pets and must qualify under ADA or Fair Housing provisions for reasonable accommodations. They are allowed with no restrictions other than those imposed on all tenants to maintain units and facilities in a decent, safe and sanitary manner and refrain from disturbing the neighbors.

Tenants must have PRIOR PHA approval before moving a pet into the unit. A Pet Request Form, verification that a cat/dog has a valid license, has been neutered/spayed, appropriate certificates of inoculations against rabies and others prescribed by local ordinance and a refundable \$100.00 deposit (per pet) is required for consideration. The deposit is refundable (minus any outstanding charges) when the pet no longer occupies the unit and/or approval is denied or revoked. All information will be updated during annual recertification.

Only two (2) common household pets per unit are allowed; domesticated dogs (maximum full-grown weight of 25 lbs), cats, birds, gerbils, hamsters, guinea pigs, fish in an aquarium (30 gallon maximum).

No pet may be allowed to disturb, interfere with or diminish the peaceful enjoyment of the premise or other tenants; this includes but is not limited to barking, howling, biting, chasing, chirping, scratching and waste. No pet deemed potentially dangerous/harmful to the health and safety of others will be allowed, including attack and fight trained dogs. Owner will be offered the opportunity to respond to complaints (Complaints should be submitted in writing to the PHA) and correct problems. Repeated complaints will result in pet removal by owner or local authority if a threat to health and safety is determined. For continued complaints, owner may receive a Lease Violation notice and be entitled to request an informal grievance hearing.

ALL tenants are prohibited from feeding, housing or caring for stray animals and birds and no commercial pet business is allowed which includes; keeping, raising, training, or maintaining commercial animals.

Owned pets must live inside the unit, be leashed or contained while outside the unit and no visiting pets are allowed on the premise.

Pet owners **MUST** pick up and properly dispose of all pet waste, take necessary precautions to maintain sanitary conditions, prevent and eliminate pet odors in the unit and surrounding areas.

Pet owners are financially responsible to pay (in full) for all pet caused damages, pet waste removal and pet-related insect infestations. PHA reserves the right to exterminate the unit and charge the owner. Any outstanding pet related charges will be deducted from the pet deposit when the pet no longer occupies the unit.

Dogs must be confined, crated or caged for scheduled inspections and requested work orders. PHA cannot be held responsible for pets not confined or contained.

PHA recommends that all pet owners carry Pet Liability Insurance for Renters.