

P E T P O L I C Y

PET REGISTRATION

Residents of the Gainesville Housing Authority may own and keep a common household pet. However, prior to housing any pet on the premises, the resident must register the pet with the Gainesville Housing Authority and a lease addendum must be executed between the resident and the Gainesville Housing Authority. In order to register a pet, the following documentation must be submitted:

1. A *certificate signed by a licensed veterinarian* of the state or local authority or a designated agent thereof authorized to inoculate animals stating that the pet has received all the inoculations required by applicable state and local law, and proof shall be presented that said pet has been spayed or neutered.
2. A completed *pet information form* that is sufficient to identify the pet and to demonstrate that it is a common household pet as defined within this policy.
3. The *name, address, and phone number of two responsible parties* who agree to care for the pet if the resident dies, is incapacitated, or is otherwise unable to care for the physical needs of the pet.
4. Payment of the applicable *pet deposit* as defined herein.
5. A *signed statement* indicating that the resident has read the pet rules and agrees to comply with them.

REGULATIONS/RULES

All residents keeping registered pets on the premises shall comply with the following rules:

1. Registered pets may include domesticated dogs, cats, birds and fish in aquariums. Snakes are not permitted. The adult size of the dog or cat may not exceed 20 pounds when full grown. The following breeds will not be permitted at any site: Rottweiler, Pitbull, Mastiff, Doberman Pincher, Chow.
2. Only one pet per household will be permitted.
3. Dogs and cats must be licensed yearly with the local government, if required, and residents must show proof of annual rabies and distemper booster inoculations.
4. Vicious and/or intimidating animals will not be allowed.
5. All dogs and cats must be spayed or neutered, as applicable.

6. Dogs and cats shall remain inside the resident's unit. No animal shall be permitted to be loose in yards or any common areas. Resident must display a sign on door notifying visitors and indicating the type of pet inside unit.
7. When taken outside the unit, dogs and cats must be kept on a leash, controlled by an adult. Unsupervised and unleashed animals will be immediately removed from the property through appropriate animal control authorities without notice to the owner.
8. Birds must be confined to a cage at all times.
9. Residents shall not permit their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The term "disturb, interfere and diminish" shall include, but not be limited to: barking, howling, chirping, biting, scratching and other similar activities.
10. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Disposal of droppings must be accomplished by placing said residue in a sack or a bag to be removed from Housing Authority property to the city's disposal dump.
11. Residents shall provide the necessary sand boxes for pet waste, which must be kept inside the dwelling unit. Residents shall not permit refuse from the said sand boxes to accumulate nor to become unsightly, unsanitary, or malodorous. The sand boxes must be changed at least once a week.
12. Residents are responsible for properly disposing of animal waste in a container outside the building.
13. Residents shall take adequate precautions and measures necessary to maintain the unit in a sanitary condition at all times. Residents shall take appropriate steps to eliminate pet odors within or around the unit and shall take required precautions with pet to ensure that fleas, ticks, or other forms of similar creatures do not become an infestation to the pet or to the individual unit.
14. If pets are left unattended for a period of 24 hours or more, the GHA may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of Georgia State Law and pertinent local ordinances. The Housing Authority accepts no responsibility for the animal under such circumstances.
15. Residents shall not alter their unit, porches, or unit area in order to create an enclosure for any pet, nor shall doors or other openings be modified to create entryway for any pet. Pets shall not be chained outside.
16. Residents are responsible for all damages caused by their pets, including the cost of cleaning and replacing carpet and/or fumigation of the unit or units.

17. Residents are forbidden from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the GHA and shall be considered a violation of the lease.
18. All residents are responsible for any damage caused by their pets. It is highly recommended that pet owners purchase liability insurance that would protect the owner in the event that their pet bit, scratched or in any way harmed anyone.
19. Residents must identify two alternate custodians for pets in the event of resident illness or other absence from the dwelling unit. The identification of alternate custodians must occur prior to the Housing Authority issuing a pet registration permit.
20. The privilege of maintaining a pet in a facility owned and/or operated by the GHA shall be subject to the rules herein. This privilege may be revoked at any time subject to the Housing Authority Hearing Procedures, if the animal should become destructive, create a nuisance, represent a threat to safety and security of other residents, or create a problem in the area of cleanliness and sanitation.

HOUSING AUTHORITY RIGHT OF REFUSAL

The Housing Authority has a right to refuse to register a pet:

1. If the pet is not a common household pet as defined within this pet policy,
2. If keeping the pet would violate any applicable house pet rule,
3. If the resident fails to provide complete registration information in accordance with this policy or fails to annually update the pet registration, or,
4. If the Housing Authority reasonably determines, based on the resident's habits and practices, that the resident will be unable to keep the pet in compliance with the pet rules and to other lease obligations. The pet's temperament may be considered as a factor in determining the prospective resident's ability to comply with the pet rules and other lease obligations, and an animal with known history of aggressiveness may be denied.

Any violation of the rules of this pet policy is grounds for removal of the pet from the resident's unit, termination of the resident's tenancy, or both in accordance with the lease.

Animals that assist the handicapped are excluded from this pet policy. The Housing Authority may not enforce or apply pet rules against individuals with animals that are used to assist the handicapped. Nothing in this pet policy 1) limits or impairs the rights of handicapped individuals, 2) authorizes the Housing Authority to limit or impair the rights of the handicapped individuals, or 3) affects any authority the GHA may have to regulate animals that assist the handicapped under federal, state or local law.

Any applicable state or local laws or regulations that conflict with any portion of this pet policy, the state/local law or regulation shall apply.

DEPOSITS

A pet deposit in the amount of \$100 for elderly, non-refundable and \$300 for family units (\$150 refundable if no damage) is required. The pet deposit shall be recorded on the books of the Housing Authority **prior to registration** of the pet or paid in no more than six installments within six months of the registration of the pet. The GHA can use this money to pay for damages "beyond normal wear and tear" caused by the pet, or for any other damages to Housing Authority property caused by the pet including spraying for ticks, fleas or other insects caused by the pet.

The pet deposit is paid in addition to the required security deposit, and this amount must remain a deposit as long as the tenant remains a resident or as long as the resident has a pet. The resident may apply for a refund of the pet deposit upon removal of the pet from the premises. Upon request, the condition of the unit must be verified by the maintenance department and the resident charged for any damages. Refunds will normally be processed in 14 days from the date of request.