



## HOUSING AUTHORITY OF THE CITY OF SEATTLE

### PET POLICY LEASE ADDENDUM

In accordance with federal law and HUD regulations, residents of federally funded housing for the elderly, persons with disabilities or families shall not be prohibited from owning and keeping common household pets. To have a pet, Residents must first get written permission from the Senior Property Manager or designee. Residents who request a pet must sign this Pet Policy Addendum.

Animals that assist persons with disabilities<sup>1</sup> are subject to the provisions of the Assistant Animal Policy Addendum. *Assistance animals* are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability; or animals that provide emotional support that alleviate one or more identified symptoms or effects of a person's disability.

Common household pets shall be defined as "smaller domesticated animals such as a dog, cat, bird, rodent, ferret, fish or turtle."

In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of 55 gallons shall be permitted. Rodents other than hamsters, gerbils, rats or mice are not common household pets. Reptiles other than turtles are not common household pets.

1. No more than one dog or one cat (not both) shall be permitted in a household. With respect to dogs, "Pitbulls" or pitbull mixes are specifically prohibited and shall not be allowed in any SHA community. This policy addendum is designed to permit reasonable ownership of pets. Ownership of a trained "guard" dog or "attack" dog, or ownership of animals for the purpose of dog or cat breeding is prohibited. A resident with a dog or cat may also have other categories of "common household pets" as defined above.
2. No dog or cat shall exceed 15 inches in height at the shoulder or 35 pounds in weight when fully grown. If your animal is already registered with the management office, you are exempt from this size restriction until such time as you may acquire a new pet. It is your responsibility to ensure that your pet is registered with the Management office.
3. Each pet owner shall be responsible for the proper care of the pet, including, but not limited to, good nutrition, grooming, routine veterinary care, flea control, routine inoculations, and compliance with all City, County, State and Federal statutes, ordinances, rules and regulations and anti-cruelty laws and regulations.
4. All dogs and cats must be registered with the Management office immediately, but not later than ten (10) days following their introduction to the community. Such registration shall consist of providing the following:
  - a) Basic information about the pet (type, age, description, name, etc.)
  - b) Provide a picture of the animal for identification purposes.

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<sup>1</sup> Applicants and residents with disabilities who require Assistance Animals for his or her disability shall not be required to submit training certification for the requested Assistance Animal.

- c) All dogs and cats shall be inoculated, licensed and spayed or neutered and owners shall provide veterinarian written verification of inoculations against rabies and certification of spay/neuter.
  - d) Proof that inoculations and license of the pet shall be verified annually.
  - e) Payment of an additional security deposit of \$100.00 (to be paid in full or in the case of hardship, over a period of time not to exceed six months) to help defray the costs of potential damage done by a dog or cat to the unit or adjacent yard.
  - f) The pet owner's signature on a copy of this pet policy.
5. The pet owner shall keep the unit and surrounding areas free of pet odors, insect infestation, waste and litter related to their pet and maintain the unit in a sanitary condition at all times.
  6. Each pet owner shall be responsible for clean up after their pet anywhere on Housing Authority property, including carrying a "pooper scooper" and/or disposable plastic bag anytime the pet is outside of the unit. Residents owning a cat shall maintain a waterproof litter box for cat waste. Litter boxes shall not be allowed to become unsightly or unsanitary. All pet waste, including litter shall be bagged and disposed of in the outside garbage can or dumpster. No pet waste shall be put down a trash chute, or disposed of in the toilet.
  7. The High rise pet owner shall not allow his/her cat loose in the common areas of the building or grounds. His/her cat shall be kept under the owners control at any time they are in common areas of the building or grounds. No dogs in any community shall be allowed loose in the common areas of the building or grounds. When outside the unit, dogs must be accompanied by their owner and restrained with a leash or tethered properly. Pets may be tethered within the resident's yard or patio (but not in the public patio in the case of a high rise or apartment complex without individual yards or patios.) Tethering in a yard is permitted only in such a manner as to not cause erosion or excessive wear on the lawn. Pets may be tethered by a harness. Pets may not be tethered by the neck. No "dog runs" are permitted. Other pets shall be in a suitable portable cage when outside the unit.
  8. Each pet owner shall maintain their pet in such a manner as to prevent any damage to their unit, common areas and grounds of the community in which they live.
  9. No pets shall be groomed in the public areas of the community, to include common area patios, gardens, etc.
  10. No pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby or office in any SHA sites
  11. Each pet owner shall maintain their pet in such a manner as to prevent the animal from being a nuisance or a threat to the health or safety of SHA employees, the public or other residents in the community by reason of noise, unpleasant odors or other objectionable situations. Dogs shall be properly housed inside the dwelling unit at night (generally between 10 PM and 7 AM) unless accompanied by the owner and pets shall not be allowed to annoy other residents by prolonged or constant barking or howling, at any time of the day or night.
  12. No pet shall be abandoned when the resident vacates.
  13. The resident shall pay promptly, upon receipt of a bill, for all materials and/or labor for repair of any damage caused by his/her pet.
  14. In the event of a pet's death, the resident shall be responsible for disposing of the pet remains in accordance with Federal, State and/or City laws, rules or regulations.

- 15. Visiting pets are subject to the above rules, except for the requirement of a deposit and picture.
- 16. Pets that are temporarily being cared for will also be subject to the pet policy rules. Residents who plan to temporarily care for a pet must receive permission from the Management office staff prior to bringing the pet onto the premises. SHA may in its sole discretion approve or deny such request.
- 17. Cruelty to animals is a violation of state and local law and is a violation of this pet policy. Beating, neglecting, or otherwise harming an animal in your care may be grounds for termination of your lease.

In the event a resident cannot care for his/her pet due to an illness, absence, or death, and no other person can be found to care for the pet, and after 24 hours has elapsed, the resident hereby gives permission for the pet to be released to the Seattle Animal Control, in accordance with their procedures. In no case shall SHA incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure.

**NOTE: This policy is an addendum between the head of household and the Seattle Housing Authority and needs to be signed only if a pet is in the household.**

As head of household, I have read the pet policy addendum as written above and understand these provisions. I agree to abide by these provisions fully and understand that permission will be revoked if I fail to do so. Failure to comply with any part of the above and/or to take corrective action after sufficient notice of the violation shall be cause for termination of the lease. I have received a copy of this policy.

Resident Name (please print)	Unit ID
Signature	Date

\_\_\_\_\_  
Pet's name (please print)

Description of pet (i.e. dog, cat, color, size, breed): \_\_\_\_\_

**Pet's Photo (if dog, cat or bird)**

Person to be contacted in an emergency:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No: \_\_\_\_\_