

Windsor Locks Housing Authority PET Policy

120-124 Southwest Avenue
Windsor Locks, CT. 06096

WINDSOR LOCKS HOUSING AUTHORITY
PET POLICY

This policy does not apply to animals that are used to assist persons with disabilities. Service animals are allowed in all housing facilities with no restrictions other than those imposed on all residents to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

The purpose of this policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet and safe surroundings.

This policy applies to Windsor Locks Housing Authority Housing Complexes.

- 1) Each Head of Household may own up to one pet and a separate pet deposit is required. The Tenant is responsible for any maintenance charges incurred due to damage caused by pet that exceeds pet deposit.
 - 2) Prohibited animals: Animals that are considered vicious and/or intimidating will not be allowed. Example- reptiles, Rottweiler, Chow, Doberman, Pit Bull and other breeds generally considered dangerous and/or any animal that displays vicious behavior. Birds of prey or dangerous fish also will not be permitted.
 - 3) No more than one pet, one cage, or one tank. Cages will measure no more than 2'x1'x1'. Tanks will be no more than 20 gallons.
 - 4) If the pet is a dog or cat, it must be neutered/spayed. The tenant must provide water and leak proof litter boxes for cat waste, which must be maintained within the unit.
 - 5) The tenant shall have pets restrained when maintenance is to be performed within the unit. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have the pet restrained in an area away from where the maintenance is to be done.
- If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. The WLHA will not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the WLHA.
- The WLHA may enter a unit to transfer any animal that is left unattended for 48 hours to the proper agency. The WLHA accepts no responsibility for pets so removed.
- 6) A dog must not weigh more than 25 pounds at adult weight, nor should it stand more than 20 inches in height measured to the shoulder.
 - 7) A dog OR cat shall remain inside a resident's unit unless on a leash and under the control of an adult resident at all times. They may not be tied outside. An unleashed pet or one tied to a fixed object is not under the control of an adult. Pets are not allowed in the common areas. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. Tenants may not alter patio or yard areas.
 - 8) All animal waste is to be picked up and disposed of by the resident in sealed plastic bags and placed in the residents own trash receptacle and/or dumpster. If the HA staff needs to clean any waste left by a pet, the Tenant will be charged \$25.00 for the removal of such waste.

- 9) Tenants shall provide proof of the following: Current license from the Town of Windsor Locks, inoculations against rabies, distemper, Parvo virus, and other inoculations required by local, state and federal laws. In addition, cats shall be inoculated against Feline Leukemia. This information must be updated annually.
- 10) Tenants shall provide the WLHA with a written description and photograph of the pet. Tenant shall also supply the name, address and phone number of an alternate caretaker should the Tenant be unable to care for the pet. This alternate caretaker must agree to take the pet under emergency situations and sign a statement of responsibility. This information will be kept in the Tenants' file.
- 11) Pets shall not disturb, interfere or diminish the peaceful enjoyment of other residents or neighbors by barking, howling, biting, scratching or such activities. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other Tenants, or create a problem in the area of cleanliness and sanitation, the WLHA will notify the Tenant, in writing, that the animal must be removed.
- 12) Tenants shall comply with all municipal codes.
- 13) Dogs and cats must wear ID tags at all times. Tags must include the address of the owner.
- 14) Residents shall not bring in pets to take care of for another person, unless they are the alternate care taker registered with the WLHA. Nor should residents attempt to take care of strays. Strays will not be allowed on WLHA property and if seen will be reported to the appropriate authority for removal.
- 15) Residents will be required to pay a pet deposit in the amount of \$100.00 to the WLHA to cover any damages the pet may do. This deposit may be broken down into no more than four monthly payments to make paying of this charge easier for the Tenant. Residents will maintain a tick and flea free environment. All pets will be properly groomed and maintained free of infection and disease. Should the apartment need extermination for infestation the cost will be paid by the Tenant.
- 16) Any damage done by a pet will be the total responsibility of the tenant and the WLHA will be reimbursed within 30 days of billing. No unauthorized pet will be allowed in units or on the WLHA grounds.
- 17) The WLHA reserves the right to more frequent inspections of units with pets.
- 18) All Tenants who wish to own a dog will also be required to show proof of liability insurance to cover damage and/or bodily injury to persons which may result from the actions of their dogs.
- 19) Tenants who maintain a pet under this policy shall be totally liable for damages and/or injuries caused by their pet and agree to hold WLHA harmless against any claims arising from the keeping of the pet. WLHA disavows any control over pets and at no time shall be considered "keeper" of or in control of resident's pets.
- 20) Failure to adhere to this pet policy will result in appropriate lease enforcement action, which may include lease termination and/or eviction.