

## Pet Ownership Policy

Section 227 of the Housing and Urban-Rural Recovery Act of 1963 provides for the ownership of common household pets in federally assisted rental housing units built exclusively for occupancy by the elderly and handicapped. The following Mandatory HUD Rules are based on the guidance provided in HUD 4350.3 Rev-! Change 1, Exhibit 6-4.

Mandatory Rules [24 CFR 5.350]

Inoculation—Pets need to be inoculated in accordance with state and local law.

Sanitary Standards:

- a. Pet owners are required to exercise and allow pets to deposit waste only on area not landscaped;
- b. Pet owners are forbidden from walking pets or allowing them to deposit waste in areas outside designated exercises and waste deposit areas.
- c. Pet owners are required to remove and properly dispose of all removable pet waste by placing it in a sealed plastic bag and disposing of it in the trash dumpster.
- d. Pet owners are not required to take pets elsewhere to exercise or deposit waste other than designated areas stated above.
- e. Owners of pets using litter boxes are required to maintain litter boxes in a sanitary manner and to dispose of waste from the litter boxes by placing the litter in a sealed plastic bag and disposing of it in the trash dumpster, not more frequently than once each day; and
- f. The litter boxes shall be kept inside the resident's dwelling unit.

Pet Restraint—All household pets must be under the **direct control** of a responsible individual while on the common areas of the property. **(Do not tie up your pet outside your unit and leave it unattended).**

Registration—Pet owners must register their pets with the Bernalillo County Housing Department before the pet is brought onto the premises and must update the registration annually. Registration must include the following:

- a. Certification of inoculation—from veterinarian;
- b. Micro chip documentation/registration #;
- c. Certification of Neutered/Spayed—from veterinarian;
- d. Information sufficient to identify the pet and to demonstrate that it is a common household pet; and
- e. Name, address and phone # of at least of one responsible party who will care for the pet if owner dies or is unable to provide the necessary care.

Discretionary Rules

1. Residents will not be denied public housing assistance and HUD New Construction assistance because they own a pet providing they meet the rules and regulations of the housing department concerning pet ownership.
2. Common household pets, as authorized by this policy are cats, dogs, fish and birds.
3. Cats and dogs shall be limited to small breeds where total weight shall not exceed twenty (20) pounds and total height from the shoulder shall not exceed twelve (12) inches.
4. All cat and dog pets shall be neutered and/or spayed, as verified by a veterinarian, cost to be paid by the owner.

5. All cat and dog pets shall be vaccinated annually, as verified by a veterinarian, cost to be paid by the owner.
6. The Bernalillo County Ordinance, as enforced by the Animal Control Department concerning pets, will be complied with.
7. Pets shall be kept in the units. No doghouses will be allowed on the premises (Do not tie up your pet outside your unit and leave it unattended).
8. Dogs must be kept on a leash and under the direct control of the owner when taken outside.
9. Dishes or containers of food and water will be located within the resident's unit. No food or table scraps will be deposited on the owner's porches or yards.
10. Two pets per family.
11. Pets will not be allowed in Common Areas-Social Rooms, Community Center, Laundry Rooms, etc. .
12. If the pet disturbs other residents by barking, scratching, whining, or other unusual noises or threatening behavior, the tenant owning the pet will be asked to get rid of the pet or will be asked to vacate the unit.
13. Any damages caused by pets to the unit will be charge to the tenant.
14. A pet deposit of \$50 for each pet will be charged.

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Head of Household Signature

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Date

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Bernalillo County Housing Staff Signature

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Date