



## **STANTON HOUSING AUTHORITY**

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Jo Butterfield, Exec. Director Jack Scherer Chairman

### **STANTON HOUSING AUTHORITY PET POLICY PUBLIC HOUSING PROJECT EFFECTIVE APRIL 1, 2010**

The following rules shall at all times govern common household pets harbored in and upon the property of the Housing Authority of the City of Stanton.

1. A common household pet shall be defined to include: a cat, a dog, or a fish in a tank. The maximum size of a dog shall be the size that can conveniently held on the lap of the owner and shall not exceed approximately 40 lbs.
2. Any common household pet brought onto the Agency property shall be registered at the time the tenant occupies a unit, or the pet is brought onto the site.
3. Only one (1) pet shall be permitted in each dwelling unit.
4. The owner of a dog and/or cat registering that pet shall pay a pet security deposit of **\$200.00**. Said deposit shall be in addition to the usual security deposit required, and shall be accounted for in the same manner as other security deposits. Arrangements can be made to pay the pet deposit in **Four** installments: For Public Housing Tenants: **Four** consecutive installment payments of **\$50.00** each can be made. The owner of a pet, when registering said pet with the Housing Agency, shall furnish such written documentation as required by the Housing Authority, to verify that all state and local animal codes have been complied with, and the proper licenses and inoculations have been obtained. Thereafter verification and registration will be required on an annual basis. All cats and dogs must be neutered or spayed.
5. Tenant must provide proof of insurance (Renters Policy with Liability Coverage), this coverage must be approved by the Housing Authority of the City of Stanton before a cat or dog may be brought into the unit. Insurance must be kept current as long as the pet remains on the property. Current residents have ninety (90) days from the effective date of this policy to provide proof of insurance.
6. No pet, at any time, shall be permitted to run loose. Run loose shall be defined as: not being attached to a device which is held by or attached to the pet owner, or the owners designated responsible person, by which that person can fully control the pet's actions.
7. It shall not be permitted, at any time, for any person to place upon or attach to the exterior of the Housing Agency property, any item that will accommodate, protect, or secure any pet. Exercising staking will be allowed for a short period of time, no longer than 15 minutes per time, on a leash no longer than 6 feet.
8. It shall be the responsibility and duty of the owner of a pet, to IMMEDIATELY clean up all fecal droppings of their pet, and dispose of them in a sanitary way. Disposal should be made in a closed bag and placed in the project dumpster. Litter boxes shall be cleaned daily of pet waste and litter completely changed out once a week. Litter must not be strewn on the ground or flushed down the toilet, but must be bagged and placed

in the dumpster. If waste reprimand warning has been given and tenant is non-compliant, a \$5.00 charge per occurrence will be assessed.

9. Any damage caused by any pet shall be immediately reported to the Housing Authority office. Such damage shall be repaired by the Authority, the cost of such repair will be charged to the tenant/pet owner, and collection of the amount made in accordance to the terms of the dwelling lease.
10. The Housing Authority Staff shall not assume the duty or the responsibility for the care of or protection of a tenant owned pet. When the owner is absent, arrangements for care of the pet must be made and reported to the Housing Authority. The Housing Authority shall have the right to dispose of abandoned pets. "Abandoned pets" shall mean a pet that is enclosed in the apartment for more than 24 hours without its owner present or a pet that has been set loose for more than 24 hours.
11. If it is determined by the Director that a pet is a nuisance, or is being abused, the owner of the pet shall be notified in writing of such determination and the reasons thereof. Upon receipt of such notice, the owner of the pet shall immediately and permanently remove said pet from Housing Authority property. Failure of the pet owner to comply with the removal notice shall entitle the Housing Authority to have law enforcement officers remove the pet and the cost shall be assessed to the tenant.
12. If at any time rules 6, 7, or 8 of this document appear to have been seriously breached, that breach shall be sufficient reason to determine a pet to be a nuisance.
13. All complaints or disputes concerning pets in the Stanton Housing Authority shall be settled under the terms of the posted Tenant Grievance Procedure.
14. The Stanton Housing Authority will not be responsible or liable for any injuries to other tenants, visitors, or other persons, caused by the owner's pet. Neither will the Housing Authority be liable for any damage caused to the property of any other tenant, visitor or other person caused by owner's pet.
15. The security deposit rule (#4) will not apply to animals that assist the handicapped. Verification of the need for assistive animals will be obtained from a medical doctor by means of third party verification.
16. **Assistance animals that assist persons with disabilities are considered to be auxiliary aids and are exempted from the pet policy and from the refundable pet deposit.**
17. **The Stanton Housing Authority cannot apply house pet rules to assistance animals (service animals) and their owners. However, this prohibition does not preclude an owner from enforcing state and local laws, if they apply.**

### **NON-COMPLIANCE**

Tenants who violate the terms of this Agreement will be required to get rid of the pet within 14 days of written notice by the Housing Authority or face eviction.

### **INSPECTIONS**

The Housing Authority reserves the right to inspect the Tenant's unit as needed to verify unit condition. With the introduction of annual HUD inspections and mandated Housing Agency inspections, it is not unreasonable to expect four inspections per year.

Amount of Pet deposit, if applicable, is \$ **200.00**.

Pet Registration Sheet/Information Sheet attached.

I have read the foregoing rules and regulations and policy regarding pets and agree to comply with these requirements.

\_\_\_\_\_  
Tenant/Pet Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse/Partner Pet Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Stanton Housing Authority Director

\_\_\_\_\_  
Date

TENANT NAME: \_\_\_\_\_ UNIT #: \_\_\_\_\_

PET NAME: \_\_\_\_\_

TYPE OF PET: \_\_\_\_\_

NAME, ADDRESS AND PHONE NUMBER OF INSURANCE COMPANY \_\_\_\_\_

\_\_\_\_\_

VETERINARIAN NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_

TENANT MUST PROVIDE A COPY OF THE LICENSE AND CERTIFICATION FROM THE VETERINARIAN THE  
ALL SHOTS AND LICENSE ARE CURRENT.

INOCULATIONS CURRENT:    \_\_\_ YES    \_\_\_ NO    DATE: \_\_\_\_\_

CITY LICENSE CURRENT:    \_\_\_ YES    \_\_\_ NO    DATE: \_\_\_\_\_

SPAYED/NEUTERED:       \_\_\_ YES    \_\_\_ NO

**ALTERNATE PET CARE GIVER:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_