

North Andover Housing Authority

Pet Policy

Board Approved March 2016

Any resident of a non-family housing development interested in owning and/or maintaining a common household pet in his/her unit will be required to obtain written approval from the Authority **prior** to housing a pet on the Authority's property. To obtain written approval, a resident must first submit an **Application for Pet Waiver** at the local management office. Upon review of the application the resident will be requested to sign the **NAHA Pet Rider** as an addendum to his or her lease and sign to agree to abide by all the rules listed in the **NAHA Pet Policy**. It is the tenant's responsibility to comply with the town ordinances applicable to the ownership and care of a pet in North Andover.

A companion animal is defined as a common household pet such as a dog, cat, bird, guinea pig, gerbil, hamster, rabbit, or fish. Reptiles, iguanas, snakes, ferrets and birds of prey are not household pets. Pets, other than cats and dogs, shall have suitable housing, e.g. cages or aquariums.

There will be no more than one cat or dog or caged mammal per apartment. A maximum of two birds may be permitted and In the case of fish, no more than one aquarium with a 20 gallon capacity shall be allowed.

The mature size of a dog is limited to weight not to exceed 25 pounds. Each animal shall be taken into consideration for its individual merit, based upon the facilities available.

Dogs of vicious or aggressive disposition will not be permitted. Due to age and behavioral activities of puppies and kittens, applications for ownership of such young animals shall be more closely reviewed prior to approval.

All female dogs over the age of six months and all female cats over the age of five months must be spayed. All male dogs over the age of eight months and all male cats over the age of ten months must be neutered.

Residents are expressly prohibited from feeding or harboring stray animals. The feeding or harboring of a stray animal shall constitute having a pet without the approval of the Authority.

Residents with an approved pet are not permitted to have pets loitering or resting in the common areas of the building unless they are exiting or entering the building. Pets are not to be tied outside. Pets will be restrained at all times, when outside the apartment or on NAHA property.

No pet shall be loose in hallways, community rooms, dining rooms or other common areas. All pet owners must be able to control their pets via leash, pet carrier or cage.

If a pet makes waste on the flooring of the common areas, hallways or anywhere on the property it is the responsibility of the owner to clean the waste.

Residents that do not clean up after their approved pet may be charged a fine per incident by the housing authority. All waste must be bagged and tied and disposed of in a trash receptacle.

Residents that are approved to house a pet must pay a pet deposit in the amount of one month's rent or \$160.00, whichever is less.

If it is determined that a pet has caused damage to the unit, the Housing Authority reserves the right to charge the tenant for pet related damages. The charges will include materials and labor for Repairing or replacing damaged areas of the exterior, interior, doors, walls, floor coverings and fixtures in the unit, common areas or other areas damaged by tenant's pet.

Charges may also be incurred for the cleaning and deodorizing of carpeting and other floor coverings in the unit as necessitated by presence of pet.

Charges for damage will include materials and labor. Payment plans will be negotiated between management and the pet owner. Disputes concerning amount of damages are subject to the grievance procedures provided for in DHCD regulations.

If a pet has caused repeated damages, the Housing Authority reserves the right to require the tenant owner to find alternative housing for the pet. Further requests for pet waivers may be denied at the discretion of the Housing Authority.

The pet owner will be responsible for proper pet care and yearly inoculations. Dogs and cats must wear identification tags and collar when outside unit.

Pet owners must provide litter boxes for cat waste which must be kept in the owner's unit. Litter boxes shall be kept clean and odor free. **Toilets are not designed to handle pet litter and under no circumstances should any pet debris be deposited in a toilet.** Tenants will be responsible for the cost of repairs or replacements of any damaged toilets, pipes or any part of surrounding area that would be damaged by improper disposal of pet litter.

Pet blankets and bedding are not to be cleaned or washed in the laundry room for hygienic reasons.

Pets will not be allowed to disturb the health, safety, rights, comfort or quiet enjoyment of other residents. A pet will not create a nuisance to neighbors with excessive barking, whining, chirping, or other unruly behavior.

Pet owners will agree to quarterly apartment inspections to be sure pets and units are being cared for properly. These inspections may be reduced or increased in time periods at the manager's discretion. Pet owners agree to apartment inspections when, in the opinion of the Authority, there is a reasonable basis to believe that pets and/or units are not being cared for properly or that undue damage to the apartment has been done by a pet.

Visitors with pets will be allowed as long as they notify management and generally conform to the policy's guidelines.

No pet is to remain unattended, without proper care, for more than 24 hours, except in the case of a dog which shall be no more than 12 hours.

If the health or safety of a companion animal is threatened by incapacity or death of the owner, the North Andover Housing Authority will contact the caretakers designated by resident.

If caretakers are unable or unwilling to assume responsibility for the pet and resident is unable to locate an alternate, management may enter the premises, remove the pet, and arrange for pet care for no less than 10 days to protect the pet. Funds for such care will come from the resident's pet deposit. The management may contact the Massachusetts Society for the Prevention of Cruelty to Animals or other suitable humane society for assistance in providing alternate arrangements for the care of the pet if the caretaker cannot be located.

Tenant Signature: _____ Date: _____

NAHA: _____ Date: _____

