

Lafayette Housing Authority

Pet Policy – 2022

1. Exclusions

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

2. Pets in Public Housing

The Lafayette Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, the resident assumes full responsibility and liability for the pet and agrees to hold the Lafayette Housing Authority harmless from any claims caused by an action or inaction of the pet.

3. Approval

Residents must have prior written approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve a request. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.

4. Type and Number of Pets

The Lafayette Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in the unit. Common household pets do not include reptiles (except turtles). If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Two pets are allowed however a pet deposit and pet fee must be paid on both pets.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, are not allowed.

A dog or cat cannot be larger than 20 inches tall nor weigh more than 40 pounds when full grown.

5. Inoculations

To be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state, or local official shall be annually filed with the Lafayette Housing Authority to attest to the inoculations.

6. Pet Deposits and Fees.

1. A pet deposit of \$150.00 per animal is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.
2. A non-refundable pet fee of \$150.00 per pet will be charged and can be paid at a monthly rate of \$10.00 per month per pet.

7. Financial Obligation of Residents

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damage caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Lafayette Housing Authority reserves the right to exterminate and charge the resident.

8. Nuisance or Threat to Health and Safety

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or Lafayette Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or another nuisance may result in the owner having to remove the pet or move him/herself.

Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

9. Designation of Pet Areas

1. Pets must always be kept in the owner's unit or on a leash when outside the unit (no indoor cages may be constructed).
2. Dogs must be muzzled any time the dog is out of the unit.
3. Pets will be allowed only in designated areas on the ground of the property if the Lafayette Housing Authority designates a pet area for the site.
4. Pet owners must immediately clean up after their pets and are responsible for disposing of pet waste in a proper manner. Plastic bags must be used.
5. Pets cannot be tied outside or left unattended for any period.
6. Except for Assistive animals, no pets shall be allowed in the community room, community room kitchen, or office in any of our sites.

10. Miscellaneous Rules

1. Pets may not be left unattended in a dwelling unit for over 24 hours. If the pet is left unattended and no arrangements have been made for its care, the Housing Authority will have the right to enter the premises and take the uncared-for pet to be boarded at a local animal care facility at the total expense of the resident.
2. Residents must take appropriate actions to protect their pets from fleas and ticks.
3. All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.
4. Pets cannot be kept, bred, or used for any commercial purpose.
5. Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.
6. A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority, or others must enter the pet owner's apartment to conduct business, provide services, or enforce lease terms etc. If you cannot or will not physically restrain and/or control your pet, you must put the pet in a kennel to confine it. You cannot confine the pet to any one room of the unit as we must have access to all rooms to do a proper inspection.
7. If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

11. Visiting Pets

Pets that meet the size and type criteria outlined above may visit a unit for up to two weeks with Lafayette Housing Authority approval. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

12. Removal of Pets

The Lafayette Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of the other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which could prevent the pet owner from properly caring for the pet, the Lafayette Housing Authority has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

Repeated violations of the pet lease may result in the owner having to remove the pet from the premises.

13. Fines

1. A \$25.00 (per occurrence) fine will be assessed to the pet owner for violations of the pet lease. Repeated violations of the pet lease may result in the owner having to remove the pet from the premises.