

**HANNIBAL HOUSING AUTHORITY
PET POLICY**

In compliance with Section 526 of The Quality Housing and Work Responsibility Act of 1998, PHA residents shall be permitted to own and keep common household pets. Animals that are auxiliary for persons with a disability are excluded from this policy. The ownership of common household pets is a subject to the following rules and limitations:

1. Common household pets shall be defined as “domesticated animals such as dogs, cats, birds, rodents, fish, or turtles”. Common household pets are further defined as follows:
 - a. Birds: Includes canary, parakeet, finch, and other species that are normally kept caged; birds of prey are not permitted.
 - b. Fish: In tanks or aquariums, not to exceed 20 gallons in capacity; poisonous or dangerous fish are not permitted.
 - c. Dogs: Not to exceed twenty-five pounds (25 lbs.) weight, or fifteen (15) inches in height at full growth. Dogs must be spayed or neutered. Veterinarians recommended/suggested types of dogs are listed as follows:

(1) Chihuahua	(5) Cocker Spaniel
(2) Pekingese	(6) Dachshund
(3) Poodle	(7) Terriers
(4) Schnauzer	

NO AGGRESSIVE OR VICIOUS ANIMALS WILL BE PERMITTED
(i.e. Pit Bulls or Chows)

- d. Cats: Cats must be spayed or neutered and be de-clawed or have a scratching post, and should not exceed fifteen pounds (15 lbs.)
- e. Rodents: Rodents other than hamsters, gerbils, white rats, or mice are not considered common household pets. These animals must be kept in appropriate cages.
- f. Reptiles: Reptiles other than turtles or small lizards such as chameleons are not considered common household pets.
- g. Exotic Pets: At no time will the PHA approve of exotic pets, such as snakes, monkeys, game pets, etc.

2. Residents who choose to have pets are advised of their responsibilities under Missouri State Law as follows:
 - a. Animal Neglect or Abandonment: Any person convicted of failure to provide adequate care or adequate control of an animal, so that an animal does not injure itself, any person, any other animal, or property is guilty of a Class C Misdemeanor with a maximum fine of \$500.00 and a maximum sentence of fifteen (15) days imprisonment. A second conviction is a Class B Misdemeanor with a maximum fine of \$1000.00 and a maximum sentence of six (6) months imprisonment.
 - b. Animal Abuse: Any person convicted of knowingly failing to provide adequate care or adequate control of an animal is guilty of a Class A Misdemeanor with a maximum fine of \$1000.00 and a maximum sentence of one (1) year imprisonment. A second conviction is a Class D Felony with a maximum fine of \$5,000.00 and a maximum sentence of five (5) years imprisonment.
3. No more than one (1) dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of twenty (20) gallons shall be permitted. A Resident with a dog or cat may also have other categories of “common household pets” as defined above.
4. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner’s apartment for the purpose of handling, but shall not generally be unrestrained.
5. Only one (1) dog or cat is allowed per household. All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.
6. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard, or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health, safety, or right to peaceful enjoyment of neighbors, PHA employees, or the public by reason of noise, unpleasant odor, or other objectionable situations.
7. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper pet waste disposal is a lease violation and may be grounds for termination.
8. Residents must provide litter boxes for cat waste, which is to be kept inside the unit. Residents shall not permit refuse from litter boxes to accumulate or become unsightly or unsanitary.

9. Residents are responsible for cleaning up of pet droppings if any, outside the unit and on facility grounds. Removable pet waste must be disposed of by being placed in a sack, and then placed in the resident's own garbage can outside of the unit.
10. The PHA may impose a separate pet waste non-removal fee of \$25.00 per occurrence of pet owners who fail to remove pet waste.
11. Residents shall not alter their unit, patio, or unit area in order to create an enclosure for any pet.
12. Residents are prohibited from caring, feeding, or keeping stray animals. The feeding of stray animals shall constitute having a pet without written permission of the PHA. No guest or any other person may bring a pet temporarily onto the premises, except animals in an Authority approved visiting program sponsored by the Humane Society.
13. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats and dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.).
14. Visiting pets may be allowed as long as they generally conform to the guidelines expressed in this policy, except that: no additional security deposit shall be required of the Resident whom the pet is visiting unless the visit is in excess of seventy-two (72) hours, and two (2) verified complaints shall be grounds for excluding the pet from further visits.
15. All pets shall be registered with the Management Office immediately or no longer than ten (10) days following their introduction to the community. Registration shall consist of providing:
 - a. Basic information about the pet (type, age, description, name, etc.);
 - b. Proof of inoculation and licensing will be required upon submitting an initial request for a pet and annually with recertification each year thereafter;
 - c. Proof of neutering or spaying. All female dogs over the age of six (6) months and female cats over the age of five (5) months must be spayed. All male dogs over the age of eight (8) months and all male cats over the age of ten (10) months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become or continue to be a resident of the community;
 - d. Payment of a nominal fee of \$7.00 a month, to defray the cost of potential damage done by the pet to the unit or common areas of the community. There shall be no additional fee for pets other than dogs or cats. The additional fee shall not preclude charges to a resident for repair or damages done on an ongoing basis by a pet. The resident is responsible for all damages caused by the pet and will

reimburse the Authority for all costs it incurs in repairing such damages. This is a non-refundable fee.

- e. If a resident cannot care for their pet due to an illness, absence, or death, and no other person can be found to care for the pet, after twenty-four (24) hours have elapsed, the resident hereby gives permission for the pet to be released to the Humane Society/Animal Control, in accordance with their procedures. In no case shall the PHA incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure.
16. Any litigation resulting from acts by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the PHA from all claims, causes of action damages or expenses, including attorney's fees, resulting from the action or the activities of his or her pet. The PHA accepts **NO RESPONSIBILITY** for any pet under any circumstance. The PHA strongly advises Residents to obtain liability insurance.
 17. **PET PRIVILEGE REVOKED:** The privilege to maintain a pet in a facility owned by the PHA may be revoked at any time if the animal should become destructive, create a nuisance, represent a threat to the safety or security of the other residents or persons, or create a problem in the area of cleanliness and sanitation.
 18. **BREACHES:** Should a breach of these rules occur, the PHA will exercise any remedy granted in removing the pet from the premises.