

## APPENDIX III



### **ALBUQUERQUE HOUSING SERVICES** **PET OWNERSHIP POLICY**

(This policy has been incorporated as an Addendum to the Dwelling Lease)

There are certain obligations that come with keeping household pets and/or service animals that must comply with the regulations [24 CFR 960, Subpart G] of the United States Department of Housing and Urban Development, (HUD) and the City of Albuquerque Animal Care Ordinance § 9-2-1-1 et seq ROA 1994, which is the H.E.A.R.T. law – (the Humane and Ethical Animal Rules and Treatment ordinance) (City Ord. 18-2006).

Provided in this section is a list of specific Pet Ownership rules and regulations that Public Housing Program tenants must comply with in order to be able to keep a household pet. Please read them carefully. If you have any questions, we will be happy to answer them for you.

1. Common household approved pets are cats, dogs, birds, and turtles. ***No pets other than those listed may be kept and the Pit Bull breed of dog WILL NOT be allowed under any circumstances.***
2. Each family will be allowed to keep one (1) cat, dog or turtle; or two (2) birds.
3. Pets in city-owned housing units must be registered with the AHS Tenant Services Specialist and residents must sign a written contract to keep any animal on or about the housing unit.
4. Cats and dogs shall be limited to small breeds where total weight shall not exceed twenty-five (25) pounds and total height shall not exceed fifteen (15) inches.
5. Pets will not be allowed in common areas such as social rooms, community centers, dining rooms, or laundry rooms.
6. All cats and dogs shall be neutered or spayed by a licensed veterinarian. The pet owner shall pay all costs associated with neutering or spaying pets. Exemptions from neutering and spaying must be in writing from a licensed and registered veterinarian and must give reason(s) why neutering and spaying are not an option for the resident's pet.
7. Pet owners will be required to provide AHS with a certificate of health from their veterinarian certifying neutering, spaying, vaccinations, height and weight including, that their dog or cat has been injected with a nationally registered pet owner identification microchip before being able to house their pet in the housing unit.
8. Pet owners must be in compliance with City of Albuquerque's H.E.A.R.T. Law. AHS tenants can visit [cabq.gov](http://cabq.gov) to review the HEART Ordinance and any other related ordinances.
9. Pets shall be housed inside the resident's unit. No dog houses will be allowed on the grounds, including non-traditional types of dog houses. Residents shall not change their unit inside or outside to make an enclosure area for their pets. Food and water dishes will be kept inside the unit. Pet food, scraps and bones will not be left out on the resident's porch or in the yard.

10. When cats or dogs are outside of the housing unit, they must be kept on a leash or carried and must be under the control of the resident or a responsible person at all times.
11. Birds must be kept in cages and shall not be allowed to fly throughout the housing unit.
12. Residents are not allowed to feed stray animals, including pigeons and other types of birds. The continued feeding of a stray animal or birds shall be viewed as an unauthorized pet by AHS and is a violation of this policy.
13. Residents must control the noise and behavior of their pets so that it does not create a nuisance to others or interrupt the peaceful enjoyment of their units. Such noise or actions include, but are not limited to, loud or continuous barking, howling, mewling, whining, biting, scratching, or chirping.
14. Residents are responsible for damages caused by pets and shall take steps to rid unit of pet odors and to keep the unit clean and sanitary at all times.
15. Pets will not be allowed to defecate or urinate in building interior common areas, elevators, stairways, exterior common areas, parking lots, or grass filled areas on the grounds.
16. Residents shall be responsible for the proper feeding, exercise, and medical attention of their pets. No pet shall be left unattended in any housing unit for more than 24 hrs.
17. ***Residents shall pay Albuquerque Housing Services a \$100.00 refundable deposit prior to housing the pet in the dwelling unit.*** The purpose for the deposit is to cover all reasonable cost for the pet being there. AHS reserves the right to charge or increase the deposit by amendment to these rules.
18. All reasonable expenses incurred by AHS as a result of damages directly connected to the presence of the pet in the housing unit shall be the responsibility of the resident, including the cost of repairs and replacement to the housing unit or to the development. This will also include fumigation of the unit.
19. The expenses shall be deducted from the Pet Deposit and the resident shall be billed for any balance due over the amount of the pet deposit. If there are no damages, the Pet Deposit shall be refunded within 30 days after the resident no longer keeps a pet and an inspection of the dwelling unit has been performed.
20. No resident shall be permitted to perform pet-sitting services for pets not owned by the resident tenant or to permit pet visitations.
21. The Tenant agrees and promises to comply with the AHS Pet Policy and Service Animal Policy, which have been incorporated by reference into the Dwelling Lease. The Tenant understands that violation of the Rules and Regulations constitutes good cause to terminate the Dwelling Lease.

Public Housing tenants shall be given written notice of pet policy violations to include a Notice of Lease Termination due to Service Animal and/or Pet Ownership Policy non-compliance.

**I/We have received a copy of, have read and understand the contents of the Albuquerque Housing Services Public Housing Program Pet Ownership Policy.**

**Tenant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**AHS Representative Signature** \_\_\_\_\_ **Date** \_\_\_\_\_