

BROOKLINE HOUSING AUTHORITY

PET POLICY

FOR FEDERAL DEVELOPMENTS STATE ELDERLY DEVELOPMENTS AND REASONABLE ACCOMMODATIONS

A) GENERAL

- 1) Unless fully registered with Brookline Housing Authority Management, no animals are allowed in an apartment or on the premises of the development, or in the resident's care (except birds in cages, hamsters, guinea pigs or mice in cages, and fish in aquariums). Failure to fully register with Management before bringing an animal onto the premises will disqualify the owner from continued possession of the animal.
- 2) A permitted animal or pet does not include: animals who would be allowed to produce offspring; wild animals, feral animals, and any other animals who are unamenable to routine human handling; animals of species commonly used on farms; non-human primates; animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit; pot-bellied pigs; birds of prey or reptiles.

B) COMPLIANCE WITH STATE AND LOCAL ORDINANCES

- 1) Residents shall abide by all requirements of any state or municipal ordinance regulating pets (i.e. public health, animal control, and animal anti-cruelty laws and regulations), which requirements are incorporated by reference herein.
- 2) All dogs must be licensed by the Town of Brookline.
- 3) Evidence of continuing compliance with licensing and inoculation requirements must be presented at each annual reexamination.

C) INITIAL REGISTRATION OF PETS WITH BHA

- 1) Before bringing a pet onto the property, owners must register their animals with the BHA, providing the information listed below:
 - a) Evidence must be presented that all cats or dogs over 6 months of age have been spayed or neutered.

- b) Pet owners must designate a competent adult (together with a signed statement from said person that they are willing to accept such responsibility) who can and will care for the pet in the event that the tenant is ill or otherwise unable to.

D) OTHER RESTRICTIONS

- 1) Households are limited to no more than one pet in any unit.
- 2) Aggressive or dangerous breeds of animals are prohibited. This category includes but is not limited to dogs of the pit bull, rottweiler, chow, or boxer breeds.
- 3) The weight of a pet is limited to a maximum of 18 pounds by adulthood.
- 4) Not permitted are: ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites and lacerations; hedgehogs or other animals whose protective instincts and natural body armor produce a risk to children of serious puncture injuries; chicks, turtles, or other animals who pose a significant risk of salmonella infection to those who handle them; pigeons, doves, mynah birds, psittacine birds, and birds of other species that are hosts to the organisms causing psittacosis in humans.
- 5) A resident will not be permitted to own a pet if past habits and practices reveal that they are unable to keep a pet according to the lease and this pet policy.

E) ONGOING RESPONSIBILITIES

- 1) Waste Disposal – Dogs

Dogs will not be allowed to urinate or defecate anywhere on Brookline Housing Authority property. Dog owners are required to remove feces from public walkways abutting Brookline Housing Authority property. Owners must deposit properly wrapped feces directly in dumpsters located in their development.

Waste Disposal - Cats

Cat owners must provide a litter box in the kitchen or bathroom. Cat litter must be changed at least twice/week. Waste must be removed from litter at least once/day. Litter and waste must be disposed of by putting in sturdy plastic bag and taken to dumpsters located in their development.

- 2) Restraint and Confinement – Dogs

Dogs will not be allowed in community rooms, laundry rooms, community kitchens, offices, or outdoor areas in which it is common for tenants to congregate unless the resident's disability requires a service animal. Dogs are not permitted in common areas except on route from the entrance to the unit. Dogs will be kept on a leash at all times when outside the apartment. No dogs will be allowed out of their apartment unattended. No tethering or chaining of dogs outside of or within the dwelling unit is permitted.

Restraint and Confinement – Cats

Cats will not be allowed in community rooms, laundry rooms, community kitchens, offices, or outdoor areas in which it is common for tenants to congregate. Cats must be kept in the apartment except when being transported to the veterinarian or to be boarded elsewhere. When being transported, cats must be in a carrier designed for animal transport.

- 3) Access to Apartment – Tenants must be available at the request of the Brookline Housing Authority staff to prevent pets from interfering with contractors, maintenance or management functions. In cases of emergency, where the resident is unable to care for the pet, if the Authority cannot contact the designated caretaker, the Authority may turn the pet over to an appropriate agency or individual of its choice. The Authority is absolved of any liability for any actions taken for the well being of the pet and is under no obligation to undertake any such actions. The pet owner shall be responsible for any financial or other liability incurred in the event of such emergency intervention, and shall reimburse the Authority, including any overtime wages. It is the responsibility of the pet owner or the designated caretaker to make future arrangements for the pet within five days.
- 4) Proper Care – Pets will not be left unattended for more than 24 hours.

Pets will be provided with proper nutrition and veterinary care, including normal vaccinations against rabies, distemper, etc.
- 5) Stray Animals and Visiting Pets – Only registered pets are allowed on Brookline Housing Authority property. Guests may not bring their pets onto the property except that visiting service animals are allowed when necessary to provide equal access to visitors or staff with disabilities. Caring for someone else's pet ("pet sitting") on Brookline Housing Authority property is not permitted on either a temporary or occasional basis. Residents are not allowed to feed or harbor stray animals.
- 6) Property Damage or Personal Injury – Residents agree to pay all reasonable charges for damage or cleaning expenses caused by their animal. The resident agrees to indemnify the Authority for any liability incurred due to the tenant's animal including any damages for personal injuries sustained by any individual on Authority property.
- 7) Extermination of fleas, ticks or other animal-related pests is the responsibility of the resident.

- 8) Nuisance – Documented complaints by neighbors or Management about pet behavior will be considered violations of these pet rules. No resident shall own or keep any animal which by biting, creating noise, creating offensive odors, creating unsanitary conditions, or in any other manner disturbs the peace or quiet of any neighbor or endangers the safety of any person.

F) VIOLATIONS

- 1) Serious or repeated violations of these rules shall constitute grounds for eviction. If such violations exist, the Authority may order a tenant to remove their animal from the premises.

The undersigned resident hereby acknowledges:

- The right of Brookline Housing Authority (BHA) Management to enter the pet owner’s dwelling unit when there is evidence that an animal left alone is in danger or distress.
- Receipt of a copy of all animal-related requirements and restrictions administered by BHA Management.
- In the context of public housing, that failure to abide by any animal-related requirement or restriction constitutes a violation of a BHA resident’s lease, and is grounds for lease termination.

Resident’s name

Date

Resident’s signature

Residents address