

HOUSING AUTHORITY OF THE CITY OF OROVILLE

PET RULES

Tenant Name: _____

Unit Number _____

Address: _____

Telephone: _____

Pet Name: _____

Description of Pet: _____

The following agreement, which is incorporated into Tenant Lease by reference, shall govern the keeping of a common household pet in and on properties owned and operated by Housing Authority of the City of Oroville (“OHA”). A “common household pet” shall be defined as a domesticated animal, such as a dog, cat, bird, rodent, rabbit, small turtles or fish. Reptiles are not permitted. The purpose of this agreement is to allow individual Tenants to benefit from the pleasure of common household pet ownership, while, at the same time, ensuring that pet ownership does not interfere with the rights of all Tenants to clean, quiet, and safe surroundings. Tenants shall abide by all of the regulations of the Housing Authority regarding the care and control of such animals as follows:

Types of pets allowed

- Dog – Maximum of 1, must be spayed or neutered
- Cat – Maximum of 1, must be spayed or neutered
- Fish - No more than can be healthfully maintained in a 15-gallon aquarium.
- Rodents, turtle, rabbits - Maximum of 2 and must be kept in a cage that can be easily moved by the Tenant.
- Birds - Maximum of 2 and must be kept in a cage that can be easily moved by the Tenant.

There shall be a limit of one (1) type of pet per household, unless an exception has been granted in writing by OHA. All other types of animals are expressly prohibited.

Nothing in this policy and agreement prohibits the Management from requiring the removal of any animal from the site if the pet’s conduct or conditions is duly determined to constitute, under the provisions of state or local law, a nuisance or a threat to the health or safety of other persons, or if the species of animal in question is prohibited under state or local law.

Certification and Approval

1. The Pet Policy and Agreement and the attached Pet Registration/Authorization form must be executed prior to bringing the pet on the premises.
2. Permission to keep pets on OHA properties is granted solely by and at the discretion of OHA.
3. Upon removal or death of an approved pet, no new pet may be brought onto the premises without executing a new agreement and submitting a new Registration/Authorization form.
4. Tenants shall provide written proof of the following:
 - a. Current animal license from the City, which is updated annually.
 - b. Inoculation against rabies, distemper, and parvo virus, verified by a licensed veterinarian.
 - c. Proof of neutering or spaying by a licensed veterinarian.
5. In addition to the above items, the following information must be supplied to the Housing Authority:
 - a. Name and phone number of a responsible person who will care for the pet in case of emergencies or if the owner is otherwise unable to care for the pet.
 - b. Written description of the pet.

Refusal to admit a pet

The Management may refuse to allow a pet to be registered for the following reasons:

1. The pet is not a common household pet as defined in the first paragraph on page 1
2. Keeping a pet would violate an applicable pet rule.
3. A pet owner fails to provide complete pet registration information or fails annually to update the pet registration.
4. The Management may determine, based on the pet owner's habits and practices, that a pet owner will be unable to keep the pet in compliance with the pet policy and other lease obligations.
5. A pet's temperament may be considered as a factor in determining the prospective pet owner's ability to comply with the pet policy and other lease obligations.

Deposit

Tenant shall pay the OHA the sum of \$300 as a refundable pet deposit upon execution of the Pet Policy and Agreement for a dog or cat. No deposit shall be required for a rodent, bird or fish. If full payment of the deposit at the time of initial tenancy creates a hardship, a partial payment schedule will be implemented with \$100 down and monthly payments of \$50 until the deposit is paid in full. This deposit will be fully refundable at the time the Tenant moves or disposes of the pet, provided no pet-related damage has been done to Housing Authority property or costs incurred for pet disposition. Reasonable expenses directly attributable to the pet, including but not limited to, flea bombing, carpet cleaning and/or replacement, or damages to the unit or property caused by the pet will be deducted, with excess costs being billed to the Tenant. A written accounting of charges and the portion not used will be mailed to the Tenant at the forwarding address the Tenant provides.

Pet Care

The following pet care rules will be enforced. There are no designated areas for exercise or off-lease areas on site.

1. The Tenant is to ensure that all animal waste be immediately picked up and disposed of in a sealed bag, and then promptly placed in a proper trashcan or dumpster. Cats must be litter box trained. Litter from litter boxes must be disposed of in the same manner as animal waste and must be properly disposed of at least twice a week. It is not permitted to dispose of pet waste or litter in the toilet or drains.
2. Pets are to be fed only inside the Tenant's unit.
3. Any aquarium or cage must be kept clean and free of odor. An aquarium must be limited to no more than 15 gallons.
4. Pets may not be left unattended in a unit for more than 12 consecutive hours.
5. Pets shall not be allowed to interfere with the peaceful enjoyment of other residents or neighbors by barking, biting, scratching, or other such activities.
6. Tenants may not alter patio, decks, or yard areas to accommodate a pet.
7. Dogs and cats must wear an identification collar/tag at all times.
8. Management will report suspected instances of animal neglect to the appropriate animal control authority.

Violation of the Pet Agreement

1. Tenants must allow the Management to inspect the unit for the purpose of determining compliance with the pet policy.
2. After proper and reasonable notice to the Tenant, Management staff may enter and inspect the premises if a complaint has been received which alleges (or if the staff has reasonable grounds to believe) that the conduct or condition of a pet in the dwelling unit constitutes a nuisance or a threat to the health or safety of the occupants of the project or other persons in the community where the project is located or to the animal itself.
3. Following a written notice from the Management to the Tenant regarding the pet agreement violation, the pet owner will have ten (10) days to correct the violation and may make a written request for a meeting with the Management to resolve the situation. If the Tenant fails to correct the violation, or request a meeting, or fails to attend such meeting, Management may begin procedures to remove the pet and/or end the Tenant’s tenancy in accordance with the Lease.
4. The Tenant shall be liable for any damage or injury whatsoever caused by a pet as may be imposed by State or local laws or regulations.
5. After the Tenant no longer owns a pet or vacates the unit and there has been an inspection to assess any pet damage, OHA will refund the pet deposit or bill the Tenant for costs to repair pet-caused damage.

Miscellaneous

1. There shall be no feeding of stray animals.
2. The pets of guests are not allowed on the grounds of any Oroville Housing Authority property.

I/WE AGREE TO ADHERE TO THE TERMS OF THIS AGREEMENT.

OHA Representative Date

Tenant Signature Date

Tenant Signature Date

I/We have read and understand these rules and regulations and acknowledge receiving a copy of this Agreement.

Tenant’s Initials



A refundable Pet deposit of \$_____ is received on _____.

If necessary, a beginning deposit of \$_____ is received on _____
with payments of \$_____ to follow monthly until paid in full.

OHA Representative Date

Tenant's Signature Date

PET REGISTRATION/AUTHORIZATION FORM

Tenant Name: _____

Pet Name: _____

Address: _____

Pet Type: _____

Telephone: _____

Emergency Contact: _____

Phone: _____

Description of Pet: _____

(color/weight/distinguishing marks, etc.)

City License # _____

Date of Rabies Inoculation: _____

Date of Distemper Inoculation: _____

Date of Parvo Virus Inoculation: _____

Evidence of Alteration/Spaying: _____