**PET RULES/OWNERSHIP AGREEMENT**

Updated November 2018

HOUSEHOLD PETS ARE DEFINED AS:

DOGS: SIZE LIMITED TO A MAXIMUM OF 50 POUNDS AT MATURITY

 PIT BULLS, PIT BULL MIX, ROTWEILLER OR ROTWEILLER

MIX OF DOG IS PROHIBITED.

CATS: SIZE LIMITED TO A MAXIMUM OF 20 POUNDS AT MATURITY

BIRDS: CANARIES, PARAKEET OR LOVE BIRDS - LIMIT TWO PER CAGE

FISH: TANK LIMITED TO A TEN GALLON CAPACITY

**RODENTS, REPTILES, RABBITS FERRETS AND PIGEONS** ARE NOT CONSIDERED AS HOUSEHOLD PETS BY THIS AUTHORITY AND WILL NOT BE ALLOWED.

1. NO TENANT WILL BE ALLOWED MORE THAN ONE ANIMAL OR ONE CAGE OR ONE TANK, THAT IS, ONE PET PER HOUSEHOLD/APARTMENT AT ANY ONE TIME. SHOULD SAID PET EXPIRE, PET CANNOT BE REPLACED WITHOUT WRITTEN PRIOR PERMISSION FROM THIS OFFICE.
2. TENANT CANNOT BRING AN ANIMAL ONTO HOUSING AUTHORITY PROPERTY WITHOUT WRITTEN PRIOR PERMISSION OR TENANT WILL BE CHARGED $100.00 PER MONTH UNTIL ANIMAL IS REMOVED FROM HOUSING PROPERTY. VISITORS OR GUESTS ARE PROHIBITED FROM BRINGING ANY UNAUTHORIZED PET ONTO THE GROUNDS OR INTO A UNIT. SHOULD THIS OCCUR, TENANT WILL BE CHARGED $100.00 FOR AN UNAUTHORIZED PET ON HOUSING PROPERTY.

1. SECURITY PET FEE[[1]](#endnote-1) IS $100.00. THE INITIAL FEE IS $50.00 AT THE TIME THE PET IS BROUGHT ONTO THE PREMISES. THE REMAINING REQUIRED FEE, WILL BE PAID $10.00 PER MONTH UNTIL PAID OFF.
2. ONLY ANIMALS THAT ARE HOUSEBROKEN WILL BE ALLOWED.
3. ANY DAMAGE DONE BY A PET WILL BE THE TOTAL RESPONSIBILITY OF THE TENANT AT THE TIME AND THE HOUSING AUTHORITY WILL BE REIMBURSED WITHIN 30 DAYS OF BILLING.
4. TENANTS MUST BE WILLING AND ABLE TO CARE FOR PET’S NEEDS. IF, AFTER CONSULTING THE AREA DOG WARDEN AND/OR LOCAL VETERINARIAN, IT IS DETERMINED THAT ADEQUATE CARE IS NO LONGER POSSIBLE OR BEING GIVEN, THE OWNER MUST RELINQUISH THE RIGHT TO PET OWNERSHIP.
5. THE HOUSING AUTHORITY HAS THE RIGHT TO HAVE THE OWNER REMOVE ANY PET THAT POSES A THREAT TO THE HEALTH OR SAFETY OR IS A NUISANCE TO OTHER RESIDENTS OR TO HOUSING AUTHORITY PERSONNEL.
6. ALL DOGS MUST BE LICENSED BY THE TOWN OF WALLINGFORD. THE CERTIFICATE OF LICENSING MUST BE PRESENT TO THE AUTHORITY ANNUALLY. FAILURE TO SUBMIT CERTIFICATE ANNUALLY WILL RESULT IN A $100.00 FINE PER MONTH UNTIL CERTIFICATE IS SUBMITTED TO AUTHORITY OFFICE.
7. ALL DOGS AND CATS MUST BE INOCULATED AGAINST RABIES. ALL DOGS AND CATS MUST BE NEUTERED OR SPAYED. THIS REQUIREMENT MUST BE MET BEFORE THE ANIMAL WILL BE ALLOWED IN THE PROJECT AND PROOF MUST BE PRESENTED BY THE TENANT. PROOF OF A BOOSTER SHOT TO KEEP ANIMAL SAFE FROM DISEASE MUST BE SUBMITTED TO THE AUTHORITY ANNUALLY. FAILURE TO SUBMIT CERTIFICATE ANNUALLY WILL RESULT IN A $100.00 FINE PER MONTH UNTIL CERTIFICATE IS SUBMITTED TO THE AUTHORITY.
8. ANIMALS MUST BE RESTRAINED AT ALL TIMES. DOGS WILL BE ON LEASHES OF NO MORE THAN SIX FEET IN LENGTH (NO RETRACTABLE LEASHES THAT ARE LONGER THAN SIX FEET). CATS MUST BE ON LEASHES, IN CARRIERS OR CARRIED BY OWNER.
9. WHEN TYING AN ANIMAL OUT-OF-DOORS, CHAINS MUST BE NO MORE THAN EIGHT FEET IN LENGTH. ANIMALS ARE PROHIBITED FROM BEING TIED IN THE FRONT OF UNITS OR IN ANY SIDEWALK AREAS.
10. OWNER MUST HAVE NOTARIZED STATEMENT FROM NEXT OF KIN STATING THAT THE PET WILL BE REMOVED FROM THE APARTMENT IN THE EVENT THAT THE TENANT IS ABSENT FROM THE APARTMENT OR UPON HIS/HER DEMISE. SEE STATEMENT PROVIDED HEREIN.
11. **OWNER IS RESPONSIBLE FOR ANIMAL WASTE. ALL WASTE MUST BE CLEANED UP DAILY (WITHIN 24 HOURS) OR AUTHORITY WILL CHARGE A REMOVAL FEE OF $150.00 PER OCCURRENCE.**
12. ANY PET LEFT UNATTENDED FOR MORE THAN 24 HOURS, OR LEFT OUT-OF-DOORS UNATTENDED FOR 8 HOURS OR MORE, THE AUTHORITY HAS THE RIGHT TO ENTER THE APARTMENT AND TRANSFER THE PET TO THE PROPER AUTHORITY. TENANT RELINQUISHES OWNERSHIP OF PET AND AGREE TO TURN CUSTODY OF THE ANIMAL OVER TO THE WALLINGFORD HOUSING AUTHORITY WHO THEN AS LEGAL OWNERS, WILL SURRENDER THE ANIMAL OVER TO THE PROPER AUTHORITY FOR DISPOSAL. TENANT WILL BE CHARGED $250.00 FOR REMOVAL OF ANIMAL.
13. NO PET WILL BE LEFT OUTDOORS OVERNIGHT.
14. TENANT SHALL NOT ALTER THE INTERIOR OF APARTMENT OR OUTSIDE OF PREMISES TO CREATE ENCLOSED FOR AN ANIMAL.
15. TENANTS ARE PROHIBITED FROM FEEDING STRAY ANIMALS.

APPROVAL FOR PET UNDER THE CONDITION THAT TENANT ABIDE BY ALL POLICIES OF THE AUTHORITY GOVERNING PETS.

Tenant Name and Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 TENANT SIGNATURE DATE

 WHA REPRESENTATIVE DATE

1. Pet Rules updated in accordance with new TSP Language, changing the word “deposit” to “fee” [↑](#endnote-ref-1)