



NORTH HEMPSTEAD HOUSING AUTHORITY

Managing Agent and Owner of North Hempstead Housing Development Incorporated

Pet Policy

Assistance animals (service animals) that assist person with disabilities are considered auxiliary aids and are exempt from the pet policy and pet rules with the exception of inoculations/vaccinations. This prohibition does not preclude the NHHA from enforcing state and local health and safety laws.

All pets brought onto NHHA property must be registered and the registration must be updated annually. This will be done at the annual recertification. **BEFORE YOU BRING A PET TO LIVE IN YOUR APARTMENT, YOU must agree to the following:**

1. Meet with housing management office to discuss pet, breed, weight.
2. At meeting, submit certificate signed by a licensed veterinarian or a State or Local Authority empowered to inoculate/vaccinate animals stating the pet has received all vaccinations required by applicable State and Local Law (also must be submitted at annual recertification). A picture of the pet is required as well.
3. If Management approves during the meeting, the resident agrees to sign the Pet Policy Lease Addendum and pay a security deposit in the amount \$200 for cats; \$500 for dogs in the form of a MONEY ORDER or CASHIER'S CHECK ONLY.
4. **Pets will not be permitted on NHHA property until the Pet Policy Lease Addendum is signed and Management has been received the full security deposit.**

The following types of pets are permitted:

1. Dogs. Maximum number: ONE. **MAXIMUM ADULT WEIGHT:** 20 pounds
2. Cats. Maximum number: ONE
3. Birds. Maximum number: TWO. Must be kept inside cage at all times.
4. Fish Maximum aquarium size: 20 GALLONS.

The following types of pets are not permitted:

1. Reptiles
2. Monkeys
3. Exotic animals that are not "common household pets"
4. Any aggressive breed of animal. NO dog strong breeds are allowed in the apartment community including full breed or mixed breeds of the following: Pit Bull breeds including to but not limited to: American Staffordshire Terrier, Bull Staffordshire Terrier, Rottweiler, Doberman Pincher, Chow Chow and German Sheppard.

Maximum number of pets permitted inside of apartment:

Under any circumstance, either one (1) dog or one (1) cat permitted.

I. REGISTRATION

All pet owners must register their pets with the Management Office before the pet is brought onto NHHA property and must update the registration annually. The annual update will be at the same time as the annual recertification. If applicable or at the anniversary of the date the pet was brought onto the housing premises. The registration must include:

- A certificate signed by a licensed veterinarian or a State or Local Authority empowered to inoculate animals stating the pet has received all inoculations required by applicable State and Local Law.
- Information sufficient to indentify the pet and to demonstrate that this is a common household pet.
- The contact information for a responsible party in the event the pet owner has an emergency i.e. illness or death

THE HOUSING AUTHORITY MAY REFUSE TO REGISTER A PET. REASONS FOR REJECTION MAY BE FOR, BUT NOT LIMITED TO; NOT A COMMON HOUSEHOLD PET; OWNERS FAILS TO PROVIDE COMPLETE PET REGISTRATION INFORMATION OR FAILS TO UPDATE ON AN ANNUAL BASIS; OR FAILS TO SIGN PET POLICY ADDENDUM AND PAY FOR THE PET SECURITY DEPOSIT.

II. VACCINATIONS

All pets must be vaccinated in accordance with the appropriate State and Local Laws. This includes, but is not limited to, canine distemper, infectious hepatitis-lepto series, parvovirus, rabies and booster shots as needed.

III. SANTITARY AND CONDUCT STANDARDS

- Owners of cats and other pets using litter boxes must change the letter at least twice each week and must separate per waste from litter at least once per day. Pet waste and letter must be securely wrapped and tied in plastic bags and placed directly into the compactor chutes (do not pour cat litter into toilets).
- The pet owner is responsible for the immediate removal of any waste from his/her pet deposited on the housing authority common areas or grounds.
- Pet owners must control the noise, odor and insect infestation of pets so that a nuisance of health hazard to neighboring tenants is not created.
- Dogs may not be left unattended for more than 4 hours; other pets may not be left unattended for more than 12 hours.

IV. PET RESTRAINT

- All cats and dogs and other pets must be appropriately and effectively restrained and under the control of a responsible individual while on NHHA premises. Pets are not permitted in the apartment elevators, corridors, lobbies or other interior common areas, except while being transported to or from the pet owner's apartment. Pets are not permitted in the laundry area or recreation rooms at ANY time, ever.
- The owner of any pet is liable for the damages suffered by any person bitten by the pet.

V. PET DEPOSIT

- Residents who own dogs or cats in their units are required to a refundable pet deposit of TWO HUNDRED DOLLARS (\$200) for cats and FIVE HUNDRED DOLLARS (\$500) for dogs effective immediately.
- The pet deposit will be used to pay reasonable expenses directly attributable to the presence of the pet including (but not limited to) the cost of repairs and replacements to, and fumigation for the tenant's dwelling unit. Management will

refund the unused portion of the pet deposit to the tenant within 30 days of vacating the apartment and returning the apartment keys.

VI. MISCELLANEOUS

- Each dog or cat must wear a dog license tag and each dog or cat must wear an identification tag with the Owner's name, telephone number and apartment number at all times.
- In the event of the death or incapacity of the pet owner, Management will contact the responsible parties listed on the pet registration and/or emergency contact person. If the responsible party is unable or unwilling to assume responsibility for the pet, the NHHA will contact the local animal shelter to secure the pet's well being. If there are any related costs, it is the owner's complete and full responsibility and will be absorbed by the pet security deposit.
- ANY PET, WHICH IS NOT OWNED BY OR REGISTERED TO A RESIDENT MAY NOT BE BROUGHT ONTO THE PREMISES OR KEPT TEMPORARILY.

BUILDING/ APT NUMBER _____ TYPE OF PET _____

TENANT NAME _____ PET'S NAME _____

DATE _____ APPROVED _____

RESIDENT/PET OWNER
SIGNATURE _____

RESIDENT/PET OWNER
SIGNATURE _____

NHHA SIGNATURE _____

I do not have a pet (X) _____