

Merrill Area Housing Authority
Pet Policy
Project No. WI-17-1 and WI-39-0041-012
Revised 12/06/10

This Policy was created by Resolution No. 264, dated October 13, 1999, and super cedes the previous Pet Policy of Resolution No. 174, dated February 10, 1988. The Policy was amended by Resolution No. 299 on Jan. 14, 2004. The Policy was amended a second time by Resolution No. 315 dated October 12, 2005. The Policy was amended a third time by Resolution No. 332, dated March 11, 2008. The Policy rules were amended by Administrative Rule on 12/06/10

Any resident, except those in the Section 8 New Construction Low Income Family Program, of property owned or controlled by the Merrill Area Housing Authority (MAHA) may own a pet under the following conditions:

Procedure:

All pets are to be registered with the Merrill Area Housing Authority BEFORE they are brought onto the premises. The registration shall include a Veterinarian Health Report, Certificate of Alternate Pet Custodian, and Pet Permit Authorization. The registration shall also include a pet deposit payment of Two Hundred Dollars (\$200.00) for all dogs and cats.

Rules:

A maximum of one (1) pet is allowed per apartment.

Permitted pets are domesticated dogs, cats, birds, fish, rabbits, hamster, and other small caged animals. No animal that is classified as dangerous, wild or agricultural will be allowed. No intimidating dogs will be allowed.

Pets must weigh less than 30 lbs. when fully grown. This means that puppies or any other small animals that are likely to exceed 30 lbs. when fully grown will not be permitted.

All dogs must wear a valid City Animal License Tag and a tag bearing the owner's name. All City Animal Licenses expire yearly and must be renewed.

All animals must have the required vaccinations. Cats must also wear a tag with the owner name.

All female dogs and cats, over six months, must be spayed and males, over eight months, neutered unless a letter is received from a licensed veterinarian giving a medical reason why such is detrimental to the pet's health. The breeding of a pet is not allowed under any circumstances.

All dogs and cats shall remain inside a resident's apartment unless they are on a leash and directly controlled. Pets may not be tied-out outside of the apartment at any time, for any reason. Chains, ropes, leashes and other tie-outs are not permitted. Other types of pets must be confined to their cages at all times. Pets found outside of a unit or not directly controlled will be subject to removal.

Residents shall not alter their unit, patio or unit area to create an enclosure for an animal. Among other things, this means no pet houses, shelter, pens, or cages will be permitted on MAHA property. The MAHA will remove and/or restore to its original condition; any alteration made, and charge the resident accordingly.

Residents are to provide litter boxes for cat waste, which are to be kept in the unit. The resident is not allowed to let waste accumulate and is to dispose of cat waste every two days. Waste from other types of pets should also be disposed of regularly.

Residents are responsible for promptly cleaning up pet droppings outside of the unit on MAHA property, or any public or private property, and properly disposing of said droppings.

Residents shall take adequate precautions to eliminate any pet odors within or around the unit and maintain the unit in a sanitary condition at all times.

The resident shall not permit any disturbance by their pet which would interfere with the peaceful enjoyment of other residents such as loud barking, howling, biting, scratching, chirping or other such activities.

If pets are left unattended for a period of longer than 12 hours, the MAHA may enter the apartment to remove the pet and transfer it to the proper

authorities. The MAHA accepts no cost or responsibility for the pet under such circumstances.

Residents are prohibited from feeding stray animals. The feeding of stray animals shall constitute having a pet without permission.

No pet that bites, attacks, or jumps on people, or which causes property damage or excessive noise, will be allowed to be housed. The MAHA accepts no liability for the pet's actions or behavior.

Pets are not allowed in common areas of the MAHA property. This includes courtyards, community rooms, sitting rooms, or laundry rooms.

Non-residents are not permitted to bring any pet onto any MAHA property for any reason.

The pet deposit is Two Hundred Dollars (\$200.00) for dogs and cats. The pet deposit is reimbursed to the resident if there is no damage to the apartment after the pet is disposed of, or after the resident moves out. The resident is responsible for all damage the pet does, even that which is above and beyond the pet deposit limit and includes possible fumigation of the apartment. Interest will accumulate on the unused portion of pet deposit money. Any resident who cannot make the initial pet deposit will be allowed to pay the deposit in installments. The initial installment will not exceed \$50 at the time the pet is brought onto the premises and will not exceed \$10 per month until the entire deposit is paid, unless the resident voluntarily desires to pay more.

No pet will be kept in violation of any Federal, State or Local health, animal control, and animal anti-cruelty laws and regulations.

The resident must identify an alternate custodian for the pet in the event of illness or other absence from the apartment. The alternate custodian information must be kept current.

The resident must keep the pet in good health, as verified by a veterinarian.

Assistance animals that assist persons with disabilities are considered to be auxiliary aids and therefore are exempt from the pet policy and from the pet deposit.

Penalty:

- Failure to properly register your pet or violations of the rules will result in one of the following:
- Verbal or written warning
- Removal of the pet within Seven (7) days of notice by the MAHA
- Eviction

