



ALBUQUERQUE HOUSING AUTHORITY

APPENDIX III PET OWNERSHIP POLICY

(This policy has been incorporated as an Addendum to the Dwelling Lease)

There are certain obligations that come with keeping a household pet that must comply with the regulations [24 CFR 960, Subpart G] of the United States Department of Housing and Urban Development, (HUD) and the City of Albuquerque Animal Care Ordinance § 9-2-1-1 et seq ROA 1994, which is the H.E.A.R.T. law – (the Humane and Ethical Animal Rules and Treatment ordinance) (City Ord. 18-2006).

Provided in this policy is a list of specific Pet Ownership rules and regulations that Public Housing Program residents must comply with in order to keep a household pet. Please read them carefully. If you have any questions, see your Housing Specialist.

Residents shall pay Albuquerque Housing Authority a \$100.00 refundable deposit prior to housing the pet in the dwelling unit. The purpose for the deposit is to cover all reasonable cost for the pet being there. AHA reserves the right to charge or increase the deposit by amendment to these rules.

1. Approved pets: cat, dog, bird, and turtle. No pets other than those listed may be kept. Dogs of Pit Bull breed WILL NOT be allowed under any circumstances.
2. Each family will be allowed to keep one (1) cat, dog or turtle; or two (2) birds.
3. Pets must be pre-approved by your Housing Specialist.
4. Cats and dogs shall be limited to small breeds. Weight shall not exceed twenty-five (25) pounds and height shall not exceed fifteen (15) inches.
5. Pets will not be allowed in common areas such as social rooms, community centers, dining rooms, or laundry rooms.
6. All cats and dogs shall be neutered or spayed by a licensed veterinarian. The pet owner shall pay all costs associated with neutering or spaying pets. Exemptions from neutering and spaying must be in writing from a licensed and registered veterinarian and must give reason(s) why neutering and spaying are not an option for the pet.
7. Resident will be required to provide AHA with a certificate of health from their veterinarian certifying neutering, spaying, vaccinations, height and weight, and micro-chip verification prior to housing the pet.
8. Pet owners must be in compliance with City of Albuquerque's H.E.A.R.T. Law. AHA tenants can visit cabq.gov to review the HEART Ordinance and any other related ordinances.

9. Pets shall be housed inside the resident's unit only. No outside houses of any type will be allowed on the premises. Residents shall not change their unit inside or outside to make an enclosure area for pets. Food and water dishes must be kept inside the unit. Pet food, scraps and bones will not be left out on the resident's porch or in the yard.
10. When cats or dogs are outside of the housing unit, they must be kept on a leash at all times and must be under the control of the resident or a responsible person at all times.
11. Birds must be kept in cages and shall not be allowed to fly throughout the housing unit.
12. Residents are not allowed to feed stray animals, including pigeons, other types of birds and cats. The continued feeding of a stray animal or birds shall be viewed as an unauthorized pet by AHA and is a violation of this policy.
13. Residents must control the noise and behavior of their pets so that it does not create a nuisance to others or interrupt the peaceful enjoyment of their units. Such noise or actions include, but are not limited to, loud or continuous barking, howling, meowing, whining, biting, scratching, or chirping.
14. Residents are responsible for damages caused by pets and shall take steps to rid unit of pet odors and to keep the unit clean and sanitary at all times.
15. Pets will not be allowed to defecate or urinate in building interior common areas, elevators, stairways, exterior common areas, parking lots, or grass filled areas on the grounds.
16. Residents shall be responsible for the proper feeding, exercise, and medical attention of their pets. No pet shall be left unattended in any housing unit for more than 24 hrs.
17. All reasonable expenses incurred by AHA as a result of damages directly connected to the presence of the pet in the housing unit shall be the responsibility of the resident, including the cost of repairs and replacement to the housing unit or to the development. This will also include fumigation of the unit.
18. The expenses shall be deducted from the Pet Deposit and the resident shall be billed for any balance due over the amount of the pet deposit. If there are no damages, the Pet Deposit shall be refunded within 30 days after the resident no longer keeps a pet or an inspection of the dwelling unit has been conducted.
19. No resident shall be permitted to perform pet-sitting services for pets not owned by the resident or to permit pet visitations.
20. The resident is required and agrees to comply with the AHA Pet Policy, which has been incorporated by as an addendum to the Dwelling Lease. The resident understands that violation of the Rules and Regulations constitutes good cause to terminate the Dwelling Lease.

Public Housing residents shall be given written notice of pet policy violations to include a Notice of Lease Termination due to Pet Ownership Policy non-compliance.

I have received a copy of, have read and understand the contents of the Albuquerque Housing Authority Public Housing Program Pet Ownership Policy.

HOH Signature _____ Date _____

AHA Representative Signature _____ Date _____

Type of Animal _____ Color _____