

HOUSING AUTHORITY OF THE CITY OF LA CROSSE PUBLIC HOUSING PET POLICY

SECTION 1: GENERAL

The Housing Authority of the City of La Crosse allows for the keeping of pets in its developments subject to compliance with all requirements set forth in this policy.

SECTION 2: DEFINITIONS

The term **“Common Household Pet”** means a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. The term “Common Household Pet” does not include reptiles (except turtles). This section is subject to any applicable federal, state, and/or local rules, regulations, or ordinances governing the restriction of such animals.

The term **“Disability”** means a physical or mental impairment that substantially limits one or more major life activities, a record of having such an impairment or being regarded as having such an impairment. “Disability” does not include the current illegal use of a controlled substance, or a controlled substance analog, unless the individual is participating in a supervised drug rehabilitation program.

The term **“Emotional Support Animal”** means an animal that provides emotional support, well-being, comfort, or companionship for an individual but that is not trained to perform tasks for the benefit of an individual with a disability.

The term **“Service Animal”** means a guide dog, signal dog, or other animal that is individually trained or is being trained to do work or perform tasks for the benefit of a person with a disability, including the work or task of guiding a person with impaired vision, alerting a person with impaired hearing to intruders or sound, providing minimal protection or rescue work, pulling a wheelchair, or fetching dropped items.

The term **“Reliable Documentation”** includes, but is not limited to, a signed document from a medical doctor, psychiatrist, social worker, or other similarly licensed health professional documenting a resident’s Disability and Disability-related need for an Emotional Support Animal or Service Animal. The Housing Authority reserves the right to determine what documentation is considered reliable.

SECTION 3: APPROVAL AND REGISTRATION

Residents’ must register any pets prior to the keeping of any pet in the resident’s housing unit. Residents must apply for approval and registration by fully completing the attached Authorization for Pet Ownership Form. **THE AUTHORIZATION FORM MUST BE FULLY COMPLETED BEFORE THE HOUSING AUTHORITY WILL APPROVE ANY REGISTRATION REQUEST.**

SECTION 4: PET IDENTIFICATION REQUIRED

Residents must provide the Housing Authority a written description and/or photographic documentation of the pet sufficient to identify the pet. The Housing Authority reserves the right to determine whether the documentation provided by the resident is sufficient to satisfy this Section.

SECTION 5: ANIMAL VACCINATIONS, LICENSING AND SAFETY

ALL ANIMALS, including Service Animals and Emotional Support Animals, must be vaccinated against all diseases and/or conditions required under any state and/or local law, regulation, or ordinances. ALL ANIMALS, including Service Animals and Emotional Support Animals, must also be in compliance with all applicable state or local animal licensing requirements.

For purposes of public health, safety, and animal population control, all dogs and cats should be spayed or neutered.

A pet owner may be liable for any injury or damage caused by the pet to any person or property of another resident, visitor, agency, or employee of the Housing Authority. Therefore, it is strongly recommended that the resident who owns a pet purchase a personal liability insurance policy from an insurance carrier of their choice.

SECTION 6: TYPE AND NUMBER OF PETS

The Housing Authority shall only permit residents to keep animals that meet the definition of Common Household Pet as defined under Section 2.

Residents shall be limited to one pet per housing unit.

No animal may exceed 30 pounds in weight projected to full adult size.

Aquariums may not exceed 30 gallons.

The Housing Authority reserves the right to disallow the keeping of any pet that the Housing Authority considers an unreasonable risk to the health and safety of its residents.

SECTION 7: PET DEPOSIT

A one-time pet deposit of \$250 is required and due at the time of registering a pet. Full payment of the pet deposit is a prerequisite for final approval of pet registration, and any application submitted will not be approved until the pet deposit has been made. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

SECTION 8: FINANCIAL OBLIGATION OF RESIDENT

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Any damages caused by a pet-related insect or pest infestation in the pet owner's unit shall be the financial responsibility of the pet owner, including without limitation costs associated with the extermination or mitigation of insects or pests.

SECTION 9: NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

Repeated substantiated complaints by neighbors or the Housing Authority of the City of La Crosse personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owners having to remove the pet and may be considered a material breach of the lease agreement.

Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

The examples provided above are not to be considered an exhaustive list of potential nuisances. The Housing Authority reserves the right to determine when a pet poses a nuisance or threat to the health and safety of Housing Authority residents.

SECTION 10: DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit. No outdoor cages and/or structures may be constructed. Pets will be allowed only in designated areas on the grounds of the property if the Housing Authority of the City of La Crosse designates a pet area for the particular site. No pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways or office in any of our sites.

SECTION 11: MISCELLANEOUS RULES:

Pets shall not be left unattended in a dwelling unit for a period of more than five hours. If a pet is left unattended for an unreasonable amount of time or is deemed abandoned, the Housing Authority reserves the right to enter the premises and take the pet to be boarded at a local animal care facility or in some similar manner of caretaking, at the expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

Residents shall take appropriate actions to protect their pets from fleas, ticks, and other pests.

All dogs shall wear a tag bearing the resident's name and phone number and the date of the latest rabies vaccination.

Pets shall not be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others are entering the pet owner's apartment to provide services, enforce lease terms, or conduct any other business.

If a pet causes physical harm to any person, the pet's owner shall be required to permanently remove the pet from the development within 10 days upon written demand for removal from the Housing Authority. The Housing Authority may also consider such an event to be a material breach of the lease agreement.

The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

Visiting animals shall not be allowed.

SECTION 12: REMOVAL OF DANGEROUS OR NUISANCE ANIMALS

The Housing Authority of the City of La Crosse, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Housing Authority reserves the right to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for the pet. Any expenses incurred will be the responsibility of the pet owner.

SECTION 13: EXCEPTIONS

Any resident that has a Disability and a Disability-Related Need for an Emotional Support Animal or Service Animal, as those terms are defined under Section 2, is exempted from the following sections:

SECTION 7: PET DEPOSIT

SECTION 10: DESIGNATION OF PET AREAS

Additional Exceptions

There are no size or breed restrictions on Emotional Support Animals or Service Animals.

Documentation Required for Service and Emotional Support Animals

Any resident keeping or seeking to keep a Service Animal is required to submit to the Housing Authority Reliable Documentation of their Disability and their Disability-related need for the Service Animal, unless the Disability is readily apparent or known. If the Disability is readily apparent or known but the Disability-related need for the animal is not, the individual may be requested to submit Reliable Documentation of the Disability-related need for the animal.

Any resident seeking to keep an Emotional Support Animal is required to submit Reliable Documentation that the individual has a disability and Reliable Documentation of the Disability-related need for the Emotional Support Animal from a licensed health professional.

The housing authority may deny a resident the ability to keep a Service Animal or Emotional Support Animal if any of the following applies:

- a. The individual is not disabled, does not have a Disability-related need for the animal, or fails to provide Reliable Documentation.
- b. Allowing the animal would impose an undue financial and administrative burden or would fundamentally alter the nature of services provided by the lessor, owner, or representative.
- c. The specific animal in question poses a direct threat to a person's health or safety that cannot be reduced or eliminated by another reasonable accommodation.
- d. The specific animal in question would cause substantial physical damage to a person's property that cannot be reduced or eliminated by another reasonable accommodation.

Resolution Number 1097

Dated September 13, 2000

Revised October 12, 2022

**HOUSING AUTHORITY OF THE CITY OF LA CROSSE
AUTHORIZATION FOR PET OWNERSHIP FORM**

Please fill out a form for pet.

Pet Owner's Name _____

Pet Owner's Address _____

Home Telephone: _____ Work Telephone: _____

Pet's Name _____

Type or Breed: _____

Spayed or neutered? _____

License or ID Number: _____

Veterinarian Utilized: _____

Address: _____ Phone: _____

Emergency Caregiver for the Pet: _____

Address: _____ Phone: _____

I have read and understand the rules governing pets and I and all members of my household promise to fully comply.

Signature of Pet Owner: _____ Date: _____

Approved by: _____ Date: _____

Please attach the following to this form (PLEASE MARK "COMPLETE" FOR EACH SECTION):

Picture/Description of the Pet: _____

Pet Deposit Paid: _____