

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

ANIMAL RULES

DEFINITION OF PET: domesticated cat, dog, bird or fish, which are traditionally kept in the household for pleasure rather than for commercial purposes.

DEFINITION OF ASSISTIVE ANIMAL: an animal that provides assistance to and/or performs specific tasks for the benefit of a person with a disability.

DEFINITION OF COMPANION ANIMAL: a type of Assistive Animal that is prescribed by a health professional to provide emotional support or to meet other disability-related needs of the individual.

When the term "Animal" alone is used, it is meant to include all three (3) of the above categories of animals: Pets, Assistive Animals and Companion Animals.

APPLICABILITY: Unless otherwise indicated, these rules shall apply to all Pets, Assistive Animals and Companion Animals. These rules shall apply to all HACLA - owned properties.

LIMIT ON THE NUMBER OF ANIMALS PER UNIT: a maximum of 2 Animals per unit are permitted.

LIMIT ON THE TYPE OF ANIMAL: Animals of the following types are permitted as follows:

- **Elderly / Disabled:** maximum of 2 pets
- **Non-Elderly/ Non-Disabled:** 1 or 2 birds; 1 aquarium; or 1 bird and 1 aquarium

LIMIT ON WEIGHT / SIZE:

- 25 pounds for dogs or cats (*not applicable to Assistive or Companion Animals*)
- 20 gallon aquarium

PROHIBITED ANIMALS: Residents will not be allowed to have any Animals that are bred or trained to be aggressive, or that are known to have exhibited vicious, dangerous or intimidating behavior. Animals prohibited as Pets include but are not limited to: reptiles, rodents, rabbits, turtles, insects, snakes, monkeys, primates, farm animals, wild or exotic animals, endangered species.

PROHIBITED ACTIVITIES: Residents will not be permitted to keep animals for the purpose of breeding them or engaging them in animal fighting.

REGISTRATION: The Resident must register each Pet, Assistive or Companion Animal before they may keep the Animal. Registration includes the Resident providing documentation of spay/neuter, current inoculation record, current licensing, and emergency contact information, in the event that the Animal cannot be cared for by the members of the household.

PET SECURITY DEPOSIT: The required deposit is \$200.00 per dog or cat that is a Pet (*Security Deposit is not required for birds, fish, Assistive or Companion Animals*). If the Resident is unable to make full payment, the deposit can be made over a 3 month period. The Pet Security Deposit will be refunded upon the demise or relinquishment of the Pet, less any charges for damages and/or fumigation. Reasonable documentation or means for verifying the permanent absence of the Pet must accompany the request for a refund of the Pet Security Deposit during occupancy.

STANDARDS OF ANIMAL CARE: HACLA assumes no responsibility for the care or supervision of Animals. The Resident is obligated to maintain their Animal(s) in a responsible manner:

► **PROTECTING THE CONDITION OF UNITS AND EXTERIOR PREMISES:**

- **SANITARY STANDARDS:** The Resident will be responsible for the immediate removal and appropriate disposal of their Animal's waste from outside of the leased premises, common areas and the exterior grounds. Animal waste within the leased premises shall be removed as often as necessary to maintain a clean and sanitary environment. Solid waste is to be placed in a securely closed plastic bag, and deposited in the trash.
- **LIABILITY:** The Housing Authority shall not be liable for personal property damage or injury caused by the keeping of any animal(s) on the premises. The Resident shall assume full responsibility for any damages or injuries caused by any animals owned by them or under their control.

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► **PRESERVING THE PEACEFUL ENJOYMENT OF THE PREMISES BY OTHER RESIDENTS:**

Animals may not interfere with nor diminish the peaceful enjoyment of others to use their unit, the common areas or the exterior grounds.

- **EXCESSIVE NOISE:** The Resident is obligated to control the noise level of the animal, including but not limited to: barking, howling, whining, growling, scratching and/or chirping.
- **ACCESS RESTRICTIONS:** Pets are prohibited from common areas (hallways, elevators, laundry rooms, community room and kitchen, lobby, office, patio and lounge areas), except for reasonable entering and exiting to and from the leased premises in the building. *This rule does not apply to Assistive Animals nor to Companion Animals.*
- **ANIMALS TEMPORARILY ON THE PREMISES:** Only Assistive or Companion Animals that are accompanied by and under the control of their Disabled owner shall be allowed on the premises.

► **PROTECTING THE HEALTH & SAFETY OF RESIDENTS, HACLA EMPLOYEES and MEMBERS OF THE SURROUNDING COMMUNITY:** Whether inside or outside of the leased

premises, Animals located on the premises of the housing development must not commit a nuisance or act threatening:

- **RESTRAINT OF ANIMALS:** The Resident shall ensure that the Animal is kept under control at all times. Animals will not be permitted to roam freely outside of the unit, even if under supervision. When entering or exiting the unit, dogs and cats must be kept on a leash, carried or transported in a container; birds must be caged.
- **DURING INSPECTIONS AND MAINTENANCE SERVICE:** dogs and cats must be caged, restrained, or removed from the leased premises during unit inspections and/or scheduled maintenance so that work can be performed safely by HACLA employees or contractors. HACLA shall not be liable for the loss of or injury to any Animal that is not caged, restrained or removed in accordance with this rule.

► **PROTECTION OF THE ANIMAL:**

- **HOUSING OF ANIMALS:** all Animals must be housed within the leased premises. No shelter may be constructed to house the Animal outside of the leased premises.
- **SPAY / NEUTER:** dogs and cats over the age of 6 months must be spayed or neutered.
- **LICENSING:** dogs over the age of 4 months must have been issued a valid license from the City of Los Angeles.
- **INOCULATIONS:** must be kept current for dogs and cats, according to state and local laws: For Dogs: DHLPP, Bordetella and Rabies; for Cats: FVRCP, Chlamydomphila and Rabies.
- **IDENTIFICATION TAGS:** dogs must wear an ID tag, which includes the owner's name, address and phone number. Dogs must wear a valid City of Los Angeles license tag.
- **UNATTENDED ANIMALS:** Animals must not be left unattended inside of the leased premises for more than 24 consecutive hours. Animals must not be tied to a fixed object (e.g. post, door handle, tree, furniture) on the exterior of the leased premises at any time. HACLA will remove, or cause to be removed any Animal left unattended inside or outside of the leased premises at the Resident's own expense.
- **WELFARE OF THE ANIMAL:** In the event of the death or incapacity of the Resident, or their inability to care for the Animal, the HACLA staff may, but are not required to, contact the Emergency Contract Person(s) listed on the Initial and Annual Animal Registration Form. If that person is unable or unwilling to care for the Animal, or they cannot be contacted, then HACLA will remove, or cause to be removed the Animal at the Resident's own expense. It will be the responsibility of the family to reclaim the Animal at their own expense and/or to pay any fees associated with its care.