

December 16, 2013  
Animal Policy

## **TRUMBULL HOUSING AUTHORITY (THA)** **ANIMAL POLICY**

The following rules are established to govern the keeping of companion or service animals in and on the properties owned and operated by the THA. The Animal Policy may be updated as needed.

All companion or service animals will be approved in writing by the Executive Director prior to moving into properties of the THA. In accordance with Federal Regulations, the THA will permit companion or service animals in specified dwelling sites in accordance with this policy. No wild, exotic, or dangerous animals, snakes, farm animals (chickens, roosters, etc.) or any other animal not permitted in residential units by local and state laws, ordinances or this policy may be kept by tenants. This privilege may be revoked at any time subject to the THA grievance procedure if an animal becomes destructive or a nuisance to others, or if the tenant fails to comply with the following:

1. Evidence of licensing by the Town of Trumbull will be provided to the THA prior to the approval of the companion or service animal and at least annually thereafter.
2. Tenant is allowed ONE companion or service animal.
3. **DANGEROUS SPECIES ARE PROHIBITED:** Any animal with a known propensity or disposition to attack, cause injury, or otherwise endanger the safety of humans or other domestic animals in, on, or around the property shall be **PROHIBITED**.
4. Tenant agrees to abide by all local animal regulations.
5. The companion or service animal must be neutered or spayed with a written veterinary certificate of same to be provided to the THA prior to approval. If the animal is too young the tenant agrees to have it neutered or spayed when it reaches a suitable age.
6. Written proof of annual distemper boosters and rabies boosters must be provided to the THA.
7. All tenants shall attach a tag onto the animal's collar showing that the animal has been inoculated with anti-rabies vaccine and has been properly licensed. **THE ANIMAL MUST WEAR THE COLLAR AT ALL TIMES.**

8. Animal Restraint: All animals will be kept inside the apartment and not allowed to roam freely. They must be walked on a leash at all times in areas designated by the THA and away from apartment grounds.
9. The cat litter box must be maintained by the cat owner and kept in sanitary conditions in the apartment at all times.
10. Fecal droppings outside of the building, if any, shall be picked up and disposed of immediately in a sanitary manner by the animal owner.
11. In the event of non-compliance in regards to Rule 10, a separate companion or service animal waste removal charge of \$50.00 per occurrence will be assessed. Repeated non-compliance with this provision constitutes a nuisance and is grounds for revocation of the accommodation.
12. Tenants must take adequate precautions to eliminate any companion or service animal odor within the apartment and to maintain the apartment in a sanitary condition at all times. Non-compliance with these requirements constitutes a nuisance and is grounds for revocation of the accommodation.
13. Tenants must take adequate precautions to prevent companion or service animals from disturbing neighbors (e.g. barking, howling, loud meowing, scratching, etc.) Repeated non-compliance with this provision constitutes a nuisance and is grounds for revocation of the accommodation.
14. All tenants must provide adequate care, nutrition, exercise and medical attention for their companion or service animal. Any companion or service animal that appears to be poorly cared for or which is left unattended in the time indicated in Rule 17, **WILL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE APARTMENT BY THE APPROPRIATE AUTHORITIES AT THE TENANT'S EXPENSE.**
15. Tenants will not alter their apartment or any other portion of the property to create an enclosure for the animal.
16. In case of an emergency or tenant illness the following person will remove the companion or service animal from the apartment and will be responsible for its care, as evidenced by his/her signature below.

Print Name

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Signature

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Best Phone Number to Reach You

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Address

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Relationship

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17. If for any reason the companion or service animal is left unattended for 24 hours or more, or if the THA has reason to suspect any abuse or neglect of the animal, the THA will let the appropriate authorities handle the situation. (e.g. the local animal pound, humane society, or police).
18. Tenant will hold harmless the THA in any circumstance which necessitates the assistance of the proper authorities.
19. The apartment will be examined periodically. If it is determined that damage or destruction has been caused by the companion or service animal, it is understood that the tenant will be responsible for any and all costs involved in returning the apartment to its original condition, i.e. repairs to floors, walls and woodwork. This will also apply upon inspection at lease termination.
20. In the event of the death of the companion or service animal, the tenant is solely responsible for the proper disposal according to state and local guidelines.
21. The tenant agrees that the THA has permission to enter the tenant's apartment for the purpose of inspection.
22. The tenant must be available to physically control the companion or service animal during times of inspection and/or maintenance.

THE THA IS NOT RESPONSIBLE FOR ANY ACTION, INJURIES, OR DAMAGES CAUSED BY ANY TENANT'S COMPANION OR SERVICE ANIMAL. THE COMPANION OR SERVICE ANIMAL IS THE SOLE RESPONSIBILITY OF THE TENANT.

THE THA ASSUMES NO LIABILITY FOR FAILURE OF THE TENANT TO CONTROL THE ANIMAL. THE COMPANION OR SERVICE ANIMAL WILL BE REMOVED FROM THE APARTMENT AND/OR ANYWHERE ON THE THA PROPERTY BY THE PROPER AUTHORITIES AND WITHOUT PRIOR NOTIFICATION IF THE ANIMAL CAUSES ANY INJURY OR HARM, OR THREAT OF INJURY OR HARM TO OTHER TENANTS, ANIMALS, PERSONS OR PROPERTY. THE TENANT WILL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH SUCH REMOVAL.

IT IS RECOMMENDED THAT TENANTS PURCHASE LIABILITY INSURANCE FOR THIS PURPOSE.

I agree to abide by the Animal Policy established by the THA and set forth herein now and as such may be amended in the future. I also understand that permission to keep my animal in and on THA property can be revoked by the THA if I fail to abide by the rules and regulations contained therein.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Emergency Contact Signature

\_\_\_\_\_  
Date

The Trumbull Housing Authority

\_\_\_\_\_  
Harriet Polansky  
Executive Director

\_\_\_\_\_  
Date