

HOUSING AUTHORITY
of the BOROUGH OF PRINCETON

50 CLAY STREET

PRINCETON, NEW JERSEY 08542

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TO: ALL TENANTS

DATE: September 21, 2000

SUBJECT: **Pet Policy**

HUD has approved our five-year and annual plan for fiscal year 2000. Included in the plan is our new pet policy, detailing the procedure that tenants must follow in order to add a pet to their household.

Item No. 9 of The Admission, Occupancy and Rental Policy states:

"It is the purpose of this policy to insure that those residents who desire pets are responsible pet owners; that those residents who do not desire pets are not inconvenienced by pets on the premises; to assure that pets on premises are properly cared for; and that the Housing Authority properties remain decent, safe and sanitary."

The pet policy explains all the rules and responsibilities by which tenants must abide in order to have a pet in public housing. It includes a pet permit form and the local pet ordinances of the Borough or Township (whichever is applicable).

The detailed pet policy is attached for your review. Important points to note are:

1. ONE PET PER HOUSEHOLD ONLY. Permission must be granted BEFORE adding a pet to the household.
2. The security deposit of \$200 must be paid in full. The processing deposit of \$50 dollars is NOT-REFUNDABLE.
3. DOGS MUST WEIGH UNDER 25 LBS (ADULT WEIGHT). NO PIT BULLS ALLOWED.
4. Pets must be LICENSED, HOUSEBROKEN & INOCULATED. Proof is required .
5. ALL ANIMALS MUST BE **LEASHED AT ALL TIMES** WHEN OUTSIDE.
6. Cats are NOT permitted outside. Dogs are not permitted to defecate or urinate on HABOP property. Waste must be removed IMMEDIATELY according to local laws.
7. THE HOUSING AUTHORITY HAS THE RIGHT TO PERMANENTLY REMOVE AGGRESSIVE OR UNRULY PETS FROM THE PROPERTY.
8. You must arrange for care of your pet while you are on vacation or away.
9. NO GUESTS MAY BRING A PET ONTO THE PROPERTY.

HOUSING AUTHORITY of the BOROUGH OF PRINCETON
PET POLICY AND PERMIT

7/00

Purpose and Goals:

The purpose of the Housing Authority's Pet Policy is to insure that those residents who desire pets are responsible pet owners, and that those residents who do not desire pets are not inconvenienced by pets on the premises. It also is intended to assure that pets on premises are properly cared for. Further goals of this policy are to assure a decent, safe, and sanitary living environment for existing and prospective tenants, and to protect and preserve the physical condition of the premises and the financial interest of the Housing Authority of the Borough of Princeton ("HABOP") in the premises. Pets may not leave owner's apartment except where noted. Such pets will not be allowed to roam either in the buildings or on the grounds. (Lease Law Attached).

OWNING A PET WITHIN HABOP'S PROPERTIES IS A PRIVILEGE THAT MUST NOT BE ABUSED.

General Policy

All pets permitted within the properties of the HABOP (including Maple and Franklin Terrace) will be with the approval of the Executive Director. Permission to maintain a pet will not be unreasonably withheld if all terms of this Pet Policy are met and the presence of the pet on the premises does not frustrate the purpose and goals of this Pet Policy as set forth above.

Security Deposit

A non-refundable deposit of \$50 is required for all pets as defined (see "Types of Pets Allowed"). In addition, a security deposit of \$200 for a cat or dog and \$50 for any other allowed pet type is required before entrance of a pet. This is an obligation in addition to any other financial obligations generally imposed on tenants by terms of their leases. The HABOP will use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the project, including (but not limited to) the cost of repairs and replacements to, and fumigation of, the tenant's apartment. The HABOP will refund any unused portion of the pet deposit to the tenant within 30 days after the tenant moves from the apartment. The pet deposit is not part of the rent payable by the tenant.

Damages

Pet owners are responsible for paying the total cost of repairing any damages caused by a pet to any property owned by the HABOP in excess of the security deposit, whether the damages are within the apartment or outside on the grounds, including any part of the building itself. This includes furniture and shrubbery, walls, windows, rugs, etc. The Executive Director will assess reasonable costs for damages.

Tenants desiring pets must fill out a Pet Permit and sign this Pet Policy before any pet is introduced into the apartment. If the tenant refuses to sign, no pet will be permitted.

GUESTS MAY NOT BRING THEIR PETS ONTO HOUSING AUTHORITY PROPERTY AT ANY TIME. TENANTS SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES CAUSED BY SUCH PETS AND, IN ADDITION, AT THE DISCRETION OF THE EXECUTIVE DIRECTOR MAY BE SUBJECT TO A FINE.

Pet Behavior

If, in the opinion of the Executive Director and after one warning to the owner, a pet continues to be aggressive and/or unruly, noisy and a nuisance to neighbors, the pet shall be removed by any means or procedure referred to in the section of this policy on "Pet Removal".

If a pet jumps on, growls at, or bites a resident, the pet may be removed immediately at the discretion of the Executive Director pursuant to any available means or procedure referred to in the section of this policy on "Pet Removal".

Dogs: Dogs must be leashed when in transit. **They may not roam at will.** Pets are not allowed to defecate or urinate on HABOP property. Owners must comply with all Borough and Township regulations on pet defecation. (Ordinances attached).

If a dog accidentally defecates on HABOP property, the owner is responsible for removing and properly disposing of said waste. Failure to remove and properly dispose of said waste shall result in a fine, the amount to be determined by the Executive Director. Continued negligence will be grounds for removal of the pet pursuant to any available means or procedure referred to in the section of this policy on "Pet Removal". If the dog urinates on the grass, shrubs, trees or flowers on HABOP grounds, the owner is responsible for any and all replacement costs of damage incurred. Continued negligence by the owner shall result in a fine, the amount to be determined by the Executive Director. The pet will be removed after three warnings pursuant to any available means or procedure referred to in the section of this policy on "Pet Removal".

Cats: Cats will not be permitted outside of their apartments unless they are caged or held by their owner when in transit. **They may not roam at will.** Owners must provide litter pans. Cats may not use the grounds to defecate or urinate. The pet will be removed after three warnings pursuant to any available means or procedure referred to in the section of this policy on "Pet Removal."

Care of the Apartment

Apartments containing pets must be kept clean and free of odors at all times. Proper veterinarian care is the responsibility of all owners.

Commercial cat litter (not sand, newspaper or earth) must be used for cats. Pans must be cleaned daily and kept odor free. Litter must be disposed of in double, tied plastic bags. **LITTER MUST NOT BE FLUSHED DOWN TOILETS, SINKS OR TUBS.**

Absence of Owner

No pet may be unattended for more than 24 hours. If a pet owner wants to go on vacation or becomes ill, arrangements must be made for proper care of the pet. If the Executive Director finds the pet not properly cared for, the pet will be immediately removed and released to the Local Animal Control Officer.

Pet owners must leave with the Executive Director the name and address of a person to contact if the tenant cannot take proper care of their pet.

Incorporation into Lease

This Pet Policy is incorporated by reference into the Lease of each Tenant of the Housing Authority of the Borough of Princeton. This Pet Policy shall be publicly posted in a conspicuous manner in the HABOP's office and shall be made available to any Tenant.

Miscellaneous

Captions. Captions or paragraph headings contained in this Pet Policy are set forth for convenience of reference only and do not affect the substance of the paragraphs so captioned.

Counterparts. The signing of this Pet Policy by the Tenant and HABOP may be executed in several counterparts, each of which shall be considered to be an original.

Survival of Portions of the Policy. If any portion of this Pet Policy is invalid or contrary to law, the rest of the policy shall remain in effect.

No Waiver. The failure of the HABOP or the Tenant to exercise any right or remedy as provided herein shall not affect the right to do so at a later date for similar or other causes.