



KING COUNTY HOUSING AUTHORITY

SENIOR PET RIDER TO THE DWELLING LEASE

The purpose of this Rider to the Dwelling Lease is to authorize the Tenant to maintain a pet in the Tenant dwelling unit, subject to certain specific conditions and restrictions. Pets are restricted to smaller domestic animals as follows: a dog, cat, small caged bird, small caged rodent (hamster or gerbil only), fish or turtle. Reptiles, other than a turtle, are not considered pets.

1. The tenant shall provide the Housing Authority with the following description of the pet:

Type of Animal: _____ Breed: _____
Color: _____ Height: _____ Weight: _____
Age: _____ License No: _____ Year: _____

Only the pet described above is authorized to be kept in the Tenant's dwelling unit. Substitutions are not allowed. Other animals shall not be brought into the Housing Authority's property by any occupants of the unit or any Tenant guests. Tenant shall ensure that all guests visiting the Tenant's dwelling unit abide by the provisions of this agreement. The feeding or harboring of stray animals is prohibited and shall constitute having a pet without permission of the Housing Authority.

2. **Pet Deposit:** The Tenant shall pay the Housing Authority the sum of \$100.00 as a pet deposit upon the execution of this agreement. This deposit shall be fully refundable at the time the Tenant moves, or disposes the pet, providing no damage has been caused by the pet. Sums necessary to repair damage will be deducted from the pet deposit. Damages in excess of the pet deposit shall be charged to the Tenant's account and will become due and payable the first day of the second month following the month the charges are billed.

3. **LICENSE/INOCULATIONS:** The Tenant shall provide the Housing Authority with written proof of:

Current license from city or country: _____
Inoculation against rabies: _____
Inoculation against distemper: _____
Inoculation against parvo virus: _____
Neutered/Spayed: _____

A dog or cat shall wear the animal license/ID collar at all times.

4. **Pet Rules:** Tenant shall be responsible for the actions of the Tenant's pet at all times and agrees to abide by the terms and regulations of the Pet Rider:
- (a) A cat or dog shall not exceed 15 inches in height at the shoulder or 20 pounds in weight when fully grown.
 - (b) Vicious and/or intimidating dogs, as determined by the Housing Authority, shall not be allowed.
 - (c) All pets shall remain inside the Tenant's dwelling unit:
 - 1) Birds or rodents shall be caged at all times.
 - 2) A dog or cat shall be on a leash and shall be carried at all times they are in common areas (halls) of the building.
 - 3) Pets shall not be permitted in community rooms, laundry rooms, community kitchens, elevators, etc.
 - 4) A cat or dog shall be on a leash, controlled by an adult, any time the pet is on the outside grounds of the building.
 - 5) A pet shall not be tied to any fixed object outside a dwelling unit, including patio areas, balconies, walkways, etc.

6) Tenant shall not alter their unit, patio, or unit area in order to create an enclosure for any pet.

7) A pet shall be fed and watered only inside a dwelling unit.

* The Authority's Pet Policy and Pet Regulations will not be enforced against any animal used to assist the handicapped.

(d) Tenant shall take adequate precautions to eliminate any pet odors within or around the unit and maintain the unit in a sanitary condition at all times.

(1) A pet shall be housebroken.

(2) Tenant shall provide a litter box for cat waste, which shall be kept in the dwelling unit. Tenant shall not let waste accumulate and shall change the cat litter a minimum of two times a week. Tenant shall dispose of litter by placing it in a sealed plastic bag and disposing of it in the container provided by the Housing Authority. Cat litter shall never be disposed of in the toilet.

(3) Tenant will only walk/exercise the pet in specific "pet areas" designated by the Housing Authority.

(4) Tenant shall immediately remove, clean-up and appropriately dispose of any pet feces, or litter deposited by the Tenant's pet on the common areas, shrubs, flower beds, sidewalks, parking lots, etc. Tenant shall dispose of the pet waste by placing it in a sealed plastic bag and disposing of it in the container provided by the Housing Authority.

(e) Tenant shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other tenants. The terms "disturb, interfere, or diminish" shall include, but not be limited to: barking, howling, biting, scratching, chirping, and other sounds or actions.

5. **Damages:** Tenant shall be responsible for all damages caused by the pet, including the cost of cleaning of carpets and/or fumigation of units

6. **Alternative Custodian / Abandonment:** Tenant shall provide name, address and telephone number from least one responsible party who will take the pet away overnight or longer, and who will be available to take the pet from the premises within twelve hours. Examples of when the alternative custodian will need to remove the pet include, but are not limited to, the following: if Tenant is taken to a hospital, nursing home, or becomes deceased, or is otherwise unable/unwilling to care for the pet.

Name: _____

Address: _____ Telephone: _____

If a pet is left unattended for twenty-four (24) hours, or more, and if the Housing Authority is unable to obtain the assistance of the alternative custodian in removing the pet, the Housing Authority shall have the right to enter the unit, remove the pet, and transfer it to the proper agency, subject to the provisions of state law and local ordinances. The Housing Authority may, at its option, place the pet in a facility that will provide care and shelter for no less than thirty (30) days. The cost of such animal care shall be paid from the Tenant's security deposit(s).

7. **Pet Rule Violation Procedures/Special Circumstances:**

(a) If the Housing Authority determines on the basis of objective facts, supported by written statements, that the Tenant has violated a pet rule, the Housing Authority shall serve a notice of violation on the tenant. The notice shall state that a specific violation must be corrected and that the Tenant can request a meeting with the manager. If the Pet rule violation has not been corrected within the stated time period, the Housing Authority shall serve notice on the Tenant requiring the removal of the pet. Failure to remove the pet shall result in the initiation of procedures to have the pet removed and/or terminate the Tenant's tenancy. A tenant who received three (3) written notices of violations, even if each has subsequently been corrected, shall be required to remove the pet from the premises.

(b) If a pet becomes vicious, displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to the health or safety of other tenants or Housing Authority personnel determined by the Housing Authority, the Tenant shall be requested to immediately remove the pet. If the Tenant refuses, or if it is not possible to contact the Tenant, the Housing Authority shall contact an appropriate state or local agency to have the pet immediately removed from the premises.

(c) Tenant shall not allow the pet to constitute a serious threat to the health of a tenant, or any member of family, by allowing the pet to enter other dwelling units, or designated no-pet areas. A serious threat to the health of an individual occurs only if that individual has filed with the Housing Authority a statement

signed by a licensed physician, indicating that exposure to the pet will cause an allergic reaction which constitutes such a threat to the individual.

(d) A Tenant who has been asked to remove a pet for cause, even if they have done so, shall not be permitted to acquire any further pets during the remainder of their tenancy.




- 8. **Annual Registration:** Tenant shall register the pet annually at the time of their regularly scheduled Annual Review of income and family composition. Proof shall be required of current dog or cat license, current inoculations in accordance with state and local law, and (if applicable) verification that the pet has been spayed/neutered.
- 9. **Lease Provisions:** Failure to comply with the rules and terms of the Pet Agreement is material noncompliance with the Dwelling Lease terms, and is grounds for termination of the Lease. Judging the pet to be a threat to health and safety shall not be grounds for termination of the lease. However, failure to remove a pet which is judged to be a nuisance or a threat to the health and safety at the request of the Housing Authority is ground for eviction.

ACKNOWLEDGEMENTS:

I/We understand that by signing this Pet Policy I/we agree to adhere to the Housing Authorities rules and Regulations for responsible pet ownership. I/We also understand that any violation of this Pet Policy could result in our pet being removed from the unit as well as seriously jeopardize our tenancy with the Housing Authority.

| | | |
|--|---|----------|
| _____ | _____ | _____ |
| Print Tenant's Name | Tenant Signature | D |
| _____ | _____ | _____ |
| Print Tenant's Name | Tenant Signature | D |
| _____ | _____ | _____ |
| Print Housing Authority Reps Name | Housing Authority Rep. Signature | D |

FOR OFFICE USE ONLY:

| | | |
|---|---|---|
| _____ | _____ | |
| Name of Pet | Type of Pet | |
| _____ | _____ | |
| Breed of Pet | Color of Pet | |
| _____ | _____ | |
| License/Registration Number | Spay/Neuter Date | |
| _____ | _____ | |
| Emergency Pet Contact Name | Emergency Pet Contact Phone | |
| _____ | _____ | |
|  |  |  |
| Photo of Pet | Spay/Neuter Certificate | Vaccine Record |