

CAIRO HOUSING AUTHORITY

PET POLICY

EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

PETS IN PUBLIC HOUSING BUILDINGS

The Cairo Housing Authority will allow indoor dogs, no more than 12 inches high (as projected to adult size – listing compiled by Cairo Housing Authority). Indoor cats will also be allowed.

Birds and fish will be allowed.

Dogs who have been trained to exhibit aggressive behavior will not be allowed.

Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for the right to own a pet, Residents assume full responsibility and liability for their pet and agree to hold the Cairo Housing Authority harmless from any claims caused by an action or inaction of a pet. Residents will be “grandfathered” and may have a pet in their existing building provided all other rules and regulations are followed.

APPROVAL

Residents must have the prior approval of the Housing Authority before moving a pet into their unit. Residents must request approval from Cairo Housing Authority by filling out a Pet Ownership form prior to pet ownership or move-in. Further, a picture of the pet must be given to Cairo Housing Authority so the pet can be identified in the event it is running loose.

TYPES AND NUMBER OF PETS

The Cairo Housing Authority will allow only domesticated dogs, cats, birds and fish in aquariums in units. All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only one (1) cat or dog allowed.

Two (2) birds are allowed per unit provided they are in a cage.

Fish are limited to a 10 gallon tank.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

Birds cannot exceed 6 inches in height.

Fish cannot be carnivorous.

No animal may exceed twenty (20) pounds in weight projected to full adult size.

INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances. Cairo Housing Authority will give an owner 14 days to register their pet upon ownership. Residents must responsibly own their pets in accordance with all applicable state and local public health, animal control, and animal anti-cruelty laws and regulations including any licensing requirements. A certification signed by a veterinarian or state or local official shall be annually filed with the Cairo Housing Authority to attest to the inoculations.

PET DEPOSIT

A pet deposit of \$150.00 is required for all cat and dog owners at the time of registering the pet. Owners of birds and fish must pay a \$25.00 pet deposit at time of registration. The deposit is refundable when the pet or the family vacate the unit, less any amounts owed due to damage beyond normal wear and tear.

Pet Deposits must be paid in full upon move-in. Payment arrangements may be made with the administrative office if good cause is presented. Cairo Housing Authority will determine good cause on a case-by-case basis. A pet deposit payment plan will never exceed three months and will not be made if there is outstanding debt currently owed to Cairo Housing Authority.

FINANCIAL OBLIGATION OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Cairo Housing Authority reserves the right to exterminate and charge the resident.

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.

Repeated substantiated complaints by neighbors or Cairo Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.

Pets who make noise continuously and/or incessantly over 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.

DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals no pets shall be allowed in the community room, laundry room, public bathroom, hallway or office other than designated areas.

MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over 48 hours. If the pet is left unattended and no arrangements have been made for its care, the Cairo Housing Authority will have the right to enter the premises and take the uncared for pet to be boarded at a local animal care facility at the total expense of the Resident.

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

Residents must take appropriate actions to protect their pets from fleas and ticks.

All pets must wear a tag bearing the Resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot 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 Cairo Housing Authority employees, agents of the Cairo Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the Cairo Housing Authority's property within 24 hours of written notice from the Cairo Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

VISITING PETS

Pets that meet the size and type criteria outlined above may visit the projects/buildings where pets are allowed for 8 hours per day but no more than 40 hours in a 12-month period. Visiting pets may not stay overnight without written approval from the Cairo Housing Authority. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

REMOVAL OF PETS

The Cairo Housing Authority, 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 Cairo Housing Authority has permission 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 it. Any expenses incurred will be the responsibility of the pet owner.