



Housing Authority of the City of Fulton Missouri

350 Sycamore St.—P.O. Box 814—Fulton, Missouri 65251

Tel (573) 642-7611—Fax (573) 642-4260

PET and SERVICE/COMPANION ANIMAL POLICY

The following rules are established to govern the keeping of a pet or service/companion animal (S/CA) in and on properties owned and operated by the Fulton Housing Authority of the City of Fulton, MO.

1. That no exotic or farm animals will be allowed as pets, only common household pets that are traditionally kept in homes for pleasure rather than commercial purposes will be allowed. Common household pet means a domesticated animal, such as:
 - Dog Cat Bird Turtle
 - Rodent Rabbit Fish
2. Any dog, cat or S/CA, housed within the Housing Authority shall be **registered** with the Housing Authority by presenting **current documentation of current shot record and proof of neuter/spay** (when age appropriate).
3. The tenant is required to pay a refundable \$75.00 pet deposit to cover potential damages **payable before the animal is brought onto FHA property**. If a pet or S/CA is found to be on the FHA property before it is registered at the office, a \$150.00 deposit will be assessed to the tenant.
4. The security deposit must be in one lump sum, check or money order, and cannot be divided. FHA shall refund any unused portion of a pet deposit to the tenant within 30-days of the move out date or when the tenant advises they no longer have a pet. Damages attributable to the keeping of the pet upon move-out will be charged against the deposit (i.e. yard damages, floor stains, wall stains, odor problems, holes and scratches to walls and doors). Pet deposits will not be applied to the costs of pet-related damages during occupancy.
5. That no more than one dog or cat, as described hereafter, per household shall be permitted.
6. Common household pet does not include reptiles (except turtles).
7. The following breeds, or mixed breeds, of dogs are specifically prohibited (as a pet):
 - Doberman Pinscher Bulldog Pitbull
 - Chow German Shepherd Bull Terrier
 - Rottweiler
8. Any dog or cat bred to be aggressive in behavior is specifically prohibited as a pet.
9. Any dog or cat that is greater than 18-inches tall is prohibited as a pet.
10. That said dog, cat or S/CA must wear a collar and be in compliance with the Fulton City Ordinance governing animals and fowl.
11. That said dog, cat, S/CA OR other pet shall be under the control of the owner at all times.
12. Dogs are not to be tied up outside for any extended length of time, unsupervised or otherwise.
13. Care is to be taken that the yard is not damaged by the animal confined in one location.



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14. Bodily waste in the yard of the animal shall be cleaned up daily by the owner. Also, in any other areas of FHA properties, waste must be picked up by the owner of the animal.
 - A separate waste removal charge of \$25 per occurrence shall be charged to owners who fail to remove waste in accordance with these rules. (Occurrence means each time FHA personnel perform the task of removing feces from the yard or adjacent area to the pet).
15. In the case of cats and other pets using litter boxes, the pet owner must change the litter at least twice per week and pet owners must separate pet waste from litter at least once a day.
16. Any pet, (dog or cat) registered with the FHA that causes, in the judgement of the FHA, a public nuisance in the neighborhood, shall be removed from FHA property. A public nuisance is defined as:
 - excessive or continuous barking, yelping or whining
 - molesting other tenants or guests in the area
 - aggressiveness towards other animals or people
 - odor from animal waste
17. If an animal attacks a tenant or employee of the Housing Authority, the animal must be removed from all FHA property.
18. Pets and S/CA must be kept free of ticks, fleas and other vermin.
19. Refusal of a tenant to remove a dog, cat or other household pet which has been determined to be a public nuisance, or is of a breed which is prohibited under this policy, or who fails to properly register a pet with the Housing Authority as required under this policy, shall be grounds for termination of said tenant's Dwelling Lease under Section 12 thereof.
20. Pets not owned by an FHA tenant may not be inside, outside or around FHA tenant units without prior written permission of FHA.
21. Pets may not be unattended in a dwelling unit for more than twelve hours at a time.
22. These rules may be amended by the Housing Authority from time to time, following consultation with the tenants. FHA will give a 30-day written notice regarding any amendment. The notice will state the amendment and request written comments from the tenants. If requested by the tenants, a meeting will be held to discuss the amendment.
23. Tenants are encouraged to carry liability insurance to cover bodily harm to individuals or damages to buildings or other property caused by their pets.
24. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the Fulton Housing Authority from any claims, causes of action, damages or expenses, including attorney's fees, resulting from the action or activities of his or her pet.
25. Pets must be properly secured if the tenant is not present so work orders and/or inspections may be completed.



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The pet owner hereby names _____

| | | |
|--------------|--------------|---------|
| _____ | _____ | _____ |
| Relationship | Phone number | Address |

This person shall be responsible for the pet or S/CA during any time of emergency or absence from the premises of the pet owner. The pet owner agrees that the Fulton Housing Authority may release or hand over possession of the pet to the above-named individual at such times and that if said individual refuses to take possession of the pet or cannot be contacted, then the pet may be delivered by Fulton Housing Authority to the City of Fulton Animal Shelter.

The undersigned tenant states that he or she has read, understands and agrees to abide by the above Fulton Housing Authority Pet Policy.

| | | |
|-------|------------------|----------------|
| _____ | _____ | _____ |
| Date | Tenant Signature | Street Address |

I do not have an animal at this time

My animal is:

A Companion/Service Animal

Not a Companion/Service Animal

Name of companion/service animal

Name of animal

Breed

Breed

Date Shot Record Received

Date Shot Record Received

Date Shots Given

Date Shots Given

Date Proof of Spay or Neuter

Date Proof of Spay or Neuter

Date Animal Approved

Date Animal Approved