

**PET OWNERSHIP POLICY**  
**THE HOUSING AUTHORITY OF THE CITY OF VERNON #040113**

**Resolution Number #3650**

Section 227 of the Housing and Urban-Rural Recovery Act of 1983 provides for the ownership of common household pets in federally assisted rental housing units built exclusively for occupancy by elderly and the handicapped. The following rules **shall** apply for the keeping of pets by tenants living in the units operated by the Housing Authority of the City of Vernon, Texas. **Failure to comply with these rules is a lease violation and can result in eviction.** This policy shall supersede all other pet policies and shall remain in effect until further notice.

- 1) Common household pets as authorized by this policy are cats, dogs, fish and birds. No reptiles allowed.
- 2) Cats and dogs shall be limited to small breeds. Total weight shall not exceed thirty (30) pounds and total height shall not exceed fifteen (15) inches. **ABSOLUTELY, NO PIT BULL DOGS ALLOWED ON HOUSING AUTHORITY PROPERTY FOR ANY LENGTH OF TIME.**
- 3) All cat and dog pets shall be neutered and/or spayed as verified by veterinarian. Pet owners will be required to present a certificate of health to the Housing Authority office from their veterinarian verifying required annual vaccines as well as type, breed, weight and height of the animal in conjunction with tenants' annual re-exam.
- 4) A one hundred (\$100.00) non-refundable pet fee shall be made to the Housing Authority. No fee is necessary for fish or birds. Fee may be paid \$50.00 upon registration and \$25.00 per month for two months.
- 5) Pets shall be quartered in the units and dogs and cats shall be kept on a leash when taken outside. No dog houses will be allowed on the premises.
- 6) Pets (dogs and cats) shall be allowed to be on the owner's lawn only with the owner present and on a leash. Litter boxes must be cleaned out daily to minimize odors.
- 7) The City Ordinance concerning pets will be complied with.
- 8) Pets shall be removed from the premises when their conduct or condition is duly determined by the Board of Commissioners of this Housing Authority to constitute a nuisance or a threat to the health or safety of other occupants of this Housing Authority, the community, Housing Authority personnel or contractor employee.
- 9) Birds must be kept in regular bird cages and not allowed to fly throughout the units.
- 10) Each household will be allowed to house only one (1) animal at any time. Two (2) birds may be housed and fish limited to thirty (30) gallon aquariums. An aquarium (plural aquariums or aquaria) is a vivarium consisting of at least one (1) transparent side in which water-dwelling plants or animals are kept. Aquarium must meet definition of typical hobbyist aquarium.
- 11) Dishes or containers for food or water will be located within the owners apartment. Food and/or table scraps (bones), will not be deposited on the owners porches or yards. Tenants will not feed or water stray animals.
- 12) Tenants will be responsible and liable for any bodily harm and/or health harm to other tenants or individuals and/or the destruction of personal property belonging to others caused by the actions of their pets or pets belonging to their guests, to include digging of holes caused by the pet.
- 13) In the event an owner of a pet becomes incapacitated or is deceased, the Housing Authority may take such action necessary for the disposition of the pet.
- 14) Pets are not permitted in the yards of other tenants nor in the common use areas around the pavilions.
- 15) All pet owners must complete and sign the Pet Policy Certification and a photo of the pet must be taken and attached to this form.
- 16) Height, weight and pet fee will be waived for bona fide or certified aid animals for persons with disabilities.