



# LAKE COUNTY HOUSING ASSISTANCE OFFICE



Housing Assistance Programs Provided by  
**Lake County Community Housing Organization and City of Ronan Housing Authority**

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## PET POLICY

### **INTRODUCTION**

This Pet Policy explains Lake County Community Housing's policies on the keeping of pets and criteria or standards pertaining to them. The rules adopted are reasonably related to the legitimate interest of the company to provide a decent, safe and sanitary living environment for all tenants, to protect and preserve the physical condition of the property, and the financial interest of the company.

Only dogs or cats are allowed as uncaged pets. No uncaged pets may be kept, harbored, or babysat in any other unit. Tenants are prohibited from feeding stray animals. Feeding strays shall constitute having a pet without permission.

### **A. MANAGEMENT APPROVAL OF PETS**

Prior written approval from the company's management must be obtained before bringing any pets onto the premises. Management will grant or deny permission for a pet according to appropriate regulations, requirements arising under the Americans with Disabilities Act (ADA) and corporate policy. Approval for uncaged pets will not be given without written proof from a veterinarian, licensed clinic, or similar responsible party that dogs or cats:

1. Are currently licensed by the city or county.
2. Are currently inoculated against rabies and all other diseases specific to the species.
3. Have been spayed or neutered prior to bringing the animal onto the premises. If the animal is too young, tenant must agree to have it neutered or spayed at the earliest possible time after the animal is physically mature enough to be neutered.

### **B. PET DEPOSITS**

A refundable pet deposit of \$300 must be paid in full before the pet is brought onto the premises. The pet deposit will be refunded, less the cost of cleaning or damages directly attributable to the pet when the resident moves out or no longer has a pet on the premises, whichever occurs first.

In case of financial hardship, management may allow tenant to split the deposit into two (2) monthly payments.

## **C. STANDARDS FOR PETS**

### **Types of Pets Allowed**

Only domesticated dogs, cats, birds, guinea pigs, hamsters, gerbils, rabbits, turtles, and aquariums are permitted provided they are of such a size and nature to be suitable for apartment dwelling.

1. Dogs and cats must weigh under 30 pounds when fully grown.
2. Bird cages may be no larger than 4 feet high by 3 feet wide by 2 feet deep, and must have removable litter trays to permit daily cleaning.
3. No birds of prey or other dangerous species may be kept.
4. Aquariums may be no larger than 20 gallons and must be sealed against all leakage.
5. Guinea pigs, hamsters, gerbils, rabbits, and turtles must be enclosed in an acceptable cage or container at all times.

### **Pet Area Restrictions**

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash. Birds must be confined to a cage at all times.

Pets shall use common areas inside the building only for the purpose of passing to the outside of the building, except for dogs to assist the disabled.

### **Alterations to the Unit**

Tenant shall not alter the premises, including the unit, patio or common area to create an enclosure for an animal.

### **Cleanliness Requirements**

Tenant is responsible for promptly cleaning up and properly disposing of any waste or droppings.

Tenant shall take adequate precautions to prevent any pet odor and to maintain units in a sanitary condition at all times.

## **D. PET CARE**

No pet will be allowed that constitutes a nuisance or threat to any tenant or detracts from any tenant's quiet enjoyment of their unit or the common areas of the complex.

If pets are left unattended for 24 hours or more, the management has the right to enter and remove the pet and transfer it to the proper authority.

If the health or safety of a pet is threatened by the death or incapacity of the owner, or by other factors that render the pet owner unable to care for the pet, management may enter the pet owner's unit, remove

the pet, and place the pet in a facility that will provide care and shelter.

Management will take all necessary steps to insure that pets, which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate state or local entity authorized to remove such animals.

## **E. PERSONS WITH DISABILITIES**

Animals that are used to assist persons with disabilities are excluded from some pet rules.

In order to qualify for exclusion:

1. Tenant must provide certification in writing that the tenant or a member of tenant's family is a person with a disability; and
2. The animal has been trained to assist persons with that specific disability or it is document or certified that the person requires the animal as a reasonable accommodation to the disability; and
3. The animal actually assists the person with a disability.

Requests for accommodation will be considered on a case-by-case basis. Requests must be made in writing and accompanied by a letter from a licensed health care professional documenting the accommodation.

No pet deposit is required for a service animal.

## **F. PET RULE VIOLATIONS**

Violation of the foregoing rules will result in a two-week notice to remove the pet from the premises. If this notice is disregarded, a thirty-day eviction notice will be issued.

### **Pet Rule Violation Notice**

If a determination is made based on the facts that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

1. That the resident/pet owner has five (5) working days from the effective date of the service of notice to remove the pet or make written request for a meeting to request the violation;
2. That the resident pet owner is entitled to be accompanied by another person or his or choice at the meeting; and
3. That the resident/pet owner's failure to remove the pet, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

## **TERMINATION OF TENANCY**

The company may initiate procedures for termination of tenancy based on a pet rule violation if The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and the pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

## **ACKNOWLEDGMENT**

I hereby acknowledge receipt of the Pet Policy and agree to abide by the contents.

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Signature

Date

