

PET RULES CHECKLIST

Development Name: 	MSHDA_No:
Management Agent: 	Revision Date:

The Management Agent may include Pet Rules in their leases. ***Pet rules are required for elderly developments and optional for family developments.*** If the development has pet rules, review and verify the rules:

MANDATORY RULES (4350.1, Chapter 32, 32-12; 4350.3 REV-1, Exhibit 6-4)	
Pet Rules must include the following rules:	
<input type="checkbox"/>	Inoculation - Pets must be inoculated in accordance with state and local law.
<input type="checkbox"/>	Sanitary Standards - Pet waste disposal requirements. <i>See HUD Exhibit 6-4</i> for further details.
<input type="checkbox"/>	Pet Restraint - Pets must be effectively and appropriately restrained and under control of a responsible individual while on common areas of the property.
<input type="checkbox"/>	Registration - Pets must be registered with the project\owner before entering the premises and registration must be updated annually. Registration must include:
<input type="checkbox"/>	A certificate of inoculation.
<input type="checkbox"/>	Sufficient information to identify the pet and confirmation that the pet is a common household pet.
<input type="checkbox"/>	Name, address, and phone number of at least one responsible party who will care for the pet if the pet owner dies or is unable to provide care.
<input type="checkbox"/>	Written notification of refusal if the management/owner refuses to register a pet.
<input type="checkbox"/>	Provides an exception for assistance animals. Owners must <i>NOT</i> apply house pet rules to assistance animals and their owners. (Development owner may enforce state, health, and safety laws, and the resident is responsible for the care and maintenance of the animal, including the proper disposal of the assistance animal's waste.)
DISCRETIONARY RULES (4350.1, Chapter 32, 32-14; 4350.3 REV-1, Exhibit 6-4)	
Pet Rules may include the following discretionary rules:	
<input type="checkbox"/>	Pet Density - Place a reasonable limit on the number of common household pets that are allowed in each unit. E.g., the number of 4-legged warm blooded pets may not exceed one per unit or group home.
<input type="checkbox"/>	Pet Size and Type - Set a reasonable limit on the types of pets and the size and weight of pets allowed.
<input type="checkbox"/>	Pet Deposit - Owner may require a pet deposit. If pet deposit exists that:
<input type="checkbox"/>	Is reasonable and refundable. Does not exceed \$300.
<input type="checkbox"/>	Is for cat or dogs only and per unit.
<input type="checkbox"/>	Provides for a gradual accumulation of the total deposit when paid. E.g., Initial deposit is \$50 to bring pet into the unit and \$10/unit monthly until the full pet deposit is reached.
<input type="checkbox"/>	May be used to pay expenses directly attributable to the presence of a pet in a tenant's unit.
<input type="checkbox"/>	Provides for a reasonable period of refund after the (1) tenant moves or (2) pet is no longer owned or kept on the premises.
<input type="checkbox"/>	Charges for Pet Waste Removal - Allow for a separate waste removal charge up to \$5 per occurrence on a pet owner who fails to remove pet waste in accordance with the pet rules policy, if applicable.
<input type="checkbox"/>	Standards of Care - Prescribe standards of care that require a pet owner to:
<input type="checkbox"/>	Spay or neuter a dog or cat.
<input type="checkbox"/>	Bars pets from common areas unless this denies the pet reasonable ingress and egress to the owner's unit.
<input type="checkbox"/>	Limit the length of time a pet may be left unattended in a dwelling unit.
<input type="checkbox"/>	Control the odor and odor caused by the pet.
<input type="checkbox"/>	Pet Licensing - Require pet owners to license their pets in accordance with applicable state and local laws or regulations.
<input type="checkbox"/>	Pets temporarily on the premises - Exclude pets <i>not owned by tenant(s)</i> that are kept temporarily (14 days or less) on the premises.
Pet Rules may <i>NOT</i> include the following discretionary rules (4350.1, Chap 32-15):	
<input type="checkbox"/>	Removal of vocal cords.
<input type="checkbox"/>	Additional financial obligations from the pet's owner beyond those cited above.