

## **B. PET POLICY**

### **1. Purpose**

The purpose of the pet policy is to provide a set of guidelines, which all tenants must follow in order to have a pet while residing in tribal housing. Housing represents the best interests of all tenants and must balance the interest of tenants who want pets with tenants who do not want to live around pets for personal or health reasons. For this reason, Housing has adopted a restrictive pet policy to keep the impact of pets on the community to a minimum.

### **2. Applicability**

The guidelines are applicable to all tenants of the KBIC's rental program who are going to take on the responsibilities of pet ownership.

### **3. Requirements**

The tenant is limited to two (2) pets at a time while residing in tribal housing. The tenant must provide the following:

#### *a. Registration:*

- i A security deposit of \$50.00 is required per pet. The Pet Deposit will be returned to the resident within thirty (30) days of the move out inspection provided there are no pet related damages, unpaid rent, or any other outstanding debts owed to Housing.
  - a) Pet owners are liable for any damages caused by their pet. The resident will be required to reimburse Housing for all real costs caused by his/her pet.
  - b) Liability is not limited to the amount of the pet deposit.
- ii A photograph of the pet.
- iii Documentation of vaccinations.
- iv Documentation of sexual sterilization.
- v Proof of pet insurance. ***ALL PETS MUST BE INSURABLE.***
- vi An identification tag with the owner's name on it.
- vii All pet owners must sign a statement releasing KBIC of any responsibility if their pet should cause injury to any person or person's property.
- viii A completely filled out pet registration form.
- ix A \$15.00 fee will be charged for any pet that is not registered at the Housing Office. The fee will be charged monthly until the pet is registered.

b. *Rabies Vaccination:*

- i. The tenant who's pet is six (6) months or older shall have such pet vaccinated with a rabies vaccine approved for use in the State of Michigan by a State of Michigan licensed veterinarian.
- ii. Certificate of vaccination shall be provided to Housing and maintained on file.
- iii. Pets under the age of six (6) months shall be strictly confined to the premises of, or kept under physical restraint.

c. *Other Vaccinations:*

- i. Dogs must be vaccinated between ten (10) to twelve (12) weeks of age with the DHPP (distemper, adenovirus [hepatitis], parainfluenza, and parvovirus) vaccine.
- ii. Cats must be vaccinated between eight (8) to twelve (12) weeks of age with the FVRCP (feline viral rhinotracheitis, feline calicivirus, feline panleukopenia) vaccine.

d. *Sexual Sterilization Requirements:*

- i. All dogs must be sexually sterilized by six (6) months of age.
- ii. All cats must be sexually sterilized by five (5) months of age.
- iii. "Sexual sterilization" is a surgical procedure in which a part of your pet's reproductive organ is removed to permanently stop it from reproducing. Some common forms of sterilization include but are not limited to: spay/neuter, vasectomy, and ovary-spare spay.

e. *Insurance* – Pet owners are required to provide proof of renters insurance at the time of pet registration.

f. *Documentation* - All documents regarding pet ownership will be kept in the tenant's file at the Housing Department. The tenant will be given a copy of all signed documents for their own records.

g. *Pet sitting* - Tenants that are pet sitting must follow all pet policy guidelines. The tenant must fill out a registration form and provide proof of vaccination and sexual sterilization and the pet owner's contact information (i.e. First name, Last name, phone number, address, and vet's information).

- i. Pets are not permitted to stay at a tenant's residence for longer than three (3) days. Should Housing discover that a tenant has continued to pet sit longer than the three (3) day period, the pet may be evicted from the premises.

h. *Permissible Pets:*

- i. *Birds*- canary, parakeet, finch and other bird species kept in cages.
- ii. *Fish*- In tanks or aquariums not to exceed 20 gallons in capacity.
- iii. *Rodents*- Rabbits, hamsters, and gerbils are to be kept in a cage.
- iv. *Cats*- Must have a scratching post or be de-clawed. They must also be provided

with a litter box and be litter box trained. Litter is not to be dumped on housing property or disposed of in a toilet.

v *Dogs-* No attack or fight-trained dogs are permitted.

i. *Non-permissible Pets:*

i. *Mice or Rats*

ii. *Poisonous or dangerous Fish*

iii. *Exotic pets, such as snakes, lizards, game pets.*

iv. *Chickens or other farm animals.*

j. *Pet Care and Responsibilities of Owner*

i Dogs must be confined to the tenant's premises or on a leash at all times. Pets that are unleashed will be impounded and taken to the local Humane Society. It shall be the responsibility of the tenant to reclaim the pet and at the expense of the tenant. In addition, if a member of the housing staff has to take a pet to the Humane Society the tenant will be charged \$20 to cover the expense.

ii Doghouses are permitted in the back yard.

iii Dogs must be properly and effectively under control and restrained by a responsible individual at all times. At no time may the animal be tied where it can get into a neighbor's yard.

iv Any unleashed pet that causes any bodily injury to any resident, guest, visitor or housing staff member shall be removed immediately from the premises without prior notification.

v If Housing is scheduled to do official business at the unit, the tenant shall make sure that any dogs on the premises are properly restrained. If Housing enters the unit where a dog is not restrained, and work orders/inspections cannot be completed, the tenant shall be charged a fee of \$15.00. If this same situation occurs again, the pet will be impounded and taken to the local Humane Society. It shall be the responsibility of the tenant to reclaim the dog at the expense of the tenant. In addition, if a member of the housing staff has to take a pet to the Humane Society the tenant will be charged \$20 to cover the expense.

vi No pet shall be left unattended at the Superior View Complex.

vii Outdoor fur-bearing pets must wear a flea collar at all times or be on flea prevention medication.

viii Any waste generated by a pet must be disposed of promptly to avoid any unpleasant and unsanitary condition in the house. Waste from dogs and cat litter

must be placed in a plastic bag, tied securely and deposited directly into the trash. If waste is not cleaned up by the tenant a \$15.00 fee per clean up will be charged to the tenant for pet waste found in units, buildings or on tribal property.

- ix Residents are responsible to keep the yard raked and cleaned up in the area where the pet is kept.
  - x If a pet is creating excessive noise, barking, whining or digging, which is disruptive to others, the owner must take care of the problem immediately. If the owner does not take care of the problem and the problem persists, the owner will be given a written request from housing that they will have to remove the pet from the premises within fourteen (14) days.
  - xi Vicious and/or intimidating dogs will not be allowed. If at any time an animal appears to be vicious, threatening or aggressive toward any person, staff member, or other animal, that animal may be evicted from the premises.
  - xii All pet owners will renew their pet registration on a yearly basis and provide the following documentation:
    - i. Proof of yearly vaccine record.
    - ii. Proof of renters insurance.
    - iii. Current photo of pet.
- k. Violations of Pet Policy
- i. Any tenant who violates the pet policy will receive written infraction that may require the tenant to remove pet from the premises permanently.
  - ii. Continued or a serious violation(s) of the pet policy will result in a material breach of the tenant's lease and result in grounds for eviction.