

# Pleasanton Housing Authority

Ptownhudks.org

902 Palm St.  
Po Box 425  
Pleasanton Ks 66075



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## Pet Policy

Res. 684

Date 12.13.2023

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In compliance with Section 227 of Title II of the Housing Urban-Rural Recovery Act of 1983, the Pleasanton Housing Authority (hereinafter referred to as PHA) permits residents to keep common household pets in their units. Residents must register their pets immediately to comply with the Pet Policy.

Public housing residents who do not adhere to this policy will be considered in violation of the lease agreement, and appropriate action will be taken in accordance with the dwelling lease.

Note: Residents will not be allowed to house a pet without fully complying with this policy

### **Exclusions**

This policy does not apply to assistance/service dogs. Companion, assistance, & service dogs will be determined upon request. Assistance animals are allowed in all public housing facilities with no restrictions other than those imposed on all residents to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

The Housing Authority requires verification of such animals that have assisting capabilities. Current vaccination verification is required. [Service Animals and Assistance Animals Policy]

### **Applicable Laws**

The PHA's pet policy shall be consistent with applicable state and local public health, animal control, and anti-cruelty laws and regulations governing pet ownership in public housing. State and local law will govern the classification and treatment of "dangerous animals".

At any time, if there is a conflict between this policy and the applicable state, local public health, animal control, and animal anti-cruelty laws and regulations, the more restrictive will be enforced.

### **Approval of Pet**

All residents wishing to have a pet must complete a pet agreement form and obtain PHA approval before bringing the pet into the unit.

The Pet Agreement Form states, but is not limited to, the name of the person accepting responsibility for their pet in case of absence for more than 1 day. In such instances, the pet is not to be left in the unit. The PHA will review the pet agreement form and discuss the pet policy with the resident to ensure that all requirements and rules are fully understood.

Note: No pet request will be approved for a resident who has failed a housekeeping inspection within the past 12 months. No pet will be approved for a resident who has a history of pet policy violations within the last three (3) years.

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## **Types of Pets**

The Housing Authority reserves the right to approve all types of pets. Generally, common household pets are defined as follows:

- Dogs – not to exceed 50 pounds or be taller than 18 inches at full growth. Dogs must be spayed or neutered before moving in. Puppies and kittens are to be spayed/neutered at the vet's recommended age(6 months).
- Cats – Cats must be spayed or neutered and declawed or have a scratching post.
- Birds – includes canary, parakeet, finch, and other species normally kept in a cage. Birds of prey are not permitted
- Fish – in tanks or aquariums, not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted.
- Hamsters, gerbils, etc. – must be kept in appropriate cages (no breeding pairs allowed). No Rabbits are allowed.

At no time will the housing authority approve exotic pets such as snakes, iguanas, or monkeys. Game pets, such as ferrets, coons, squirrels, and skunks, are not approved either.

## **Registration**

Every pet must be registered annually with the housing authority. Registration requires the following:

- Proof of current license (dog)
- Proof of inoculations: rabies, distemper, DHL, heartworm, and parvovirus
- Identification tag for dogs and cats
- Proof of spaying or neutering
- A yearly health certificate
- Every dog must have a city animal license and wear the current rabies tag and a tag bearing the owner's information.

## **Pet Deposit**

Pet Deposits are required of all residents with a pet at the time of registration. The deposit is refundable when the pet or the family vacates the unit, less any amount owed due to damage beyond normal wear and tear.

If paying the Pet Deposit at the time of registration will cause hardship for the family, then a payment plan can be discussed.

### **Pet deposits are as follows:**

- Elderly/Handicapped residents - deposit of \$50 or ½ of 1 month's rent, whichever is less.
- All other residents: A pet deposit of ½ of 1 month total.

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## **Financial Obligation of Residents**

Any resident who owns or keeps a pet in their unit is required to pay for any damage caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the owner's financial responsibility. PHA reserves the right to exterminate at the tenant's expense.

## **Terms and conditions**

1. **Only 2 pets will be allowed per unit unless you have an assistance animal.**
  - a. If a resident has an assistance animal (service/assistance animals are not considered pets), they are allowed only 1 pet.
2. All pets are to be well-mannered. Any pet deemed to be potentially harmful to the health or safety of others will not be allowed.
3. All fur-bearing pets must always be flea-free. This rule must be adhered to for the protection of non-pet residents
4. All units with pets must be kept free of pet odors and maintained in a clean and sanitary manner.
5. **Residents agree to exempt the housing authority from any and all responsibility for injury or illness caused by resident-owned pets.**
6. The PHA will not be responsible for a pet that exits the unit if the pet is left unattended and not properly caged.
7. Pet owner agrees to immediately remove or allow the housing authority to remove any pet within the scope of this policy or improper maintenance at the resident's expense.
8. Any violation of the pet policy, unless otherwise mentioned, will result in a 14/30. Violation of the housing authority's Pet Policy will be grounds for the termination of the lease.
9. All birds must be provided with a cage.

### Cats:

1. Residents owning a cat must provide a litter box for their cat, and that must be cleaned daily, disposing of feces properly. Cat litter must be disposed of in a trash bag and thrown away with the rest of the trash.

**Do not flush litter or feces from the litter box down the toilet. DO NOT THROW LITTER OUTSIDE!**

### Dogs:

1. **All dogs must** be on a leash or in an appropriate carrier/crate/cage when outside of a resident's unit. A leash must be no longer than six (6) feet. Dogs must be under the complete control of a responsible adult. Under adult supervision means that an adult must be with the dog and have their hand on the leash.
2. While outside, the dog is not allowed to enter any neighbor's lawn area, whether invited or not.
3. **Dogs must be provided with an appropriate carrier/cage/crate when left unattended in a unit.**

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## **Miscellaneous Rules**

- Pets cannot be kept, bred, or used for any commercial purpose
- The housing authority takes no responsibility for any resident's pets or that pet's actions

## **Dangerous Animals**

Residents will be required to remove any pet that poses a threat. The resident will be given 24 hours to remove the pet. Failure to remove the pet upon the PHA's request will be considered a lease violation and result in lease termination.

- Definition of Dangerous Animal
  - Any animal that demonstrates any of the following types of behavior will not be approved or allowed to stay after initial approval if such behavior becomes evident:
  - An attack on any person or property damage when such person is conducting oneself peacefully and lawfully.
  - An attack on another animal, livestock, or poultry while on the property.

## **Nuisance or Threat to Health**

The pet and its living quarters must be maintained to prevent odors and other unsanitary conditions in the owner's unit and surrounding areas. Repeated substantiated complaints by neighbors or PHA personnel about pets disturbing the peace through noise, odor, animal waste, or other nuisances may result in the owner being required to remove or relocate the pet.

**Pets that make noise incessantly for 15 minutes or intermittently for one (1) hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.**

If a pet poses a nuisance, such as excessive noise, barking, or whining, which disrupts the peace of the project, the owner will be given written notice. If, after two (2) written notices, the pet owner has not resolved the issue, the 3rd notice will be 14/30, requiring either removal of the pet within 14 days or vacating the unit within 30 days.

## **Inoculations**

**To be registered, pets must be appropriately inoculated against rabies, distemper, and other conditions prescribed by state and/or local ordinances.**

They must comply with all other state and local public health, animal control, and anti-cruelty laws, including any licensing requirements. A certification, signed by a licensed veterinarian or a state/local official, shall be provided annually to the PHA to attest to the inoculations.

## **Designation of Pet Areas**

Dogs must always be kept in the owner's unit or on a leash when outside (no outdoor cages may be constructed). If the PHA designates a pet area, pets will be allowed only in those designated areas on the property.

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## **Dogs Left Outside**

A dog left outside must be on a chain or dog tie-out cable, have a doghouse (not a barrel or cardboard box), and have adequate food and water. **Dogs must not be left outside for longer than 30 minutes at a time.** All chains or dog tie-out cables must keep the dog at least 4 feet from a public sidewalk, road, a neighbor's assigned area, or any other property not owned by PHA.

**Do not attach chains or leashes to housing property (trees, porches, clothesline poles, etc.)** Pets must be protected from extreme heat (heat index of 90 degrees or higher) and freezing temperatures (30 degrees or lower), including ice and snow. Under these conditions, dogs can be left outside for only 15 minutes or less.

## **Animal Waste**

**Pet owners are responsible for removing animal waste from their yards and disposing of it properly daily, regardless of its source.** The resident may do this on his or her own or with the assistance of family, friends, volunteers, or service providers.

If animal waste is found in your lawn during inspection, pest control, furnace filter change, or routine maintenance, the residents will be issued a 24-hour notice to remove the waste.

If animal waste is not removed per this notice, Maintenance will remove it, and the resident will be charged a **\$10.00 waste removal fee.** If maintenance must remove animal waste three (3) times in a twelve (12) month period, the resident will receive a 14/30 notice giving the owner 14 days to remove the pet from the unit or vacate the unit within 30 days.

## **Inspections/Work orders**

The pet owner shall confine his/her pet during times when PHA employees, PHA agents, or contractors must enter the unit to conduct business, provide services, enforce lease terms, etc.

**If a resident is unable to separate from their dog, they can exit the unit with their dog before maintenance enters. The resident and animal will wait at least 4 feet from any door or sidewalk that maintenance must use to enter the unit,**

## **Visitors Pets**

Vaccinated pets that **meet the size and type criteria** outlined above may visit the unit for up to **2 weeks with** PHA approval. Residents who have pets visiting must abide by the conditions of this policy regarding health, sanitation, nuisances, and the peaceful enjoyment of others. If a visiting pet violates this policy or causes the resident to violate the lease, the resident will be required to remove the visiting pet.

## **Health and Safety of Pets**

If at any time there is a substantiated reason to believe that an animal is not being properly cared for, a representative of the PHA will take action to ensure that the animal receives proper care. This may include contacting local authorities or entering a unit without notice if the animal is in distress.

In the unfortunate event of a pet's death, the animal must be removed from the property immediately. In no case will a deceased animal remain on the property for more than 12 hours. At no time will an animal

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that has died be in any area where others have access to the dead animal, either visually or physically. All deceased animals must be properly secured immediately. No animal burials are allowed on the property. Pet owners will be responsible for finding alternative means to dispose of deceased animals.

## **Unattended Pet**

Pets may not be left unattended in a dwelling unit for more than 16 hours. If the pet is left unattended and no arrangements have been made for its care, the HA may enter the premises and take the uncared-for pet to a local animal care facility at the resident's expense.

## **Stray Animals**

**Do not set food or water outside the unit.**

Feeding an animal that lives outdoors makes it your responsibility, and you must comply with all pet requirements.

## **Removal of Pets**

The PHA or an appropriate community authority shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a threat to the health or safety of other occupants of the project or of people in the community where the project is located.

In the event of illness or death of the pet owner, or in the case of an emergency that would prevent the pet owner from properly caring for the pet, the PHA has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends claim the pet and assume responsibility for it. Any expenses incurred will be the pet owner's responsibility.