



**SERVICE /SUPPORT ANIMALS  
RULES AND REGULATIONS**

The following rules and regulations shall apply to all service/support animals at Sunrise Bay Resort & Club Condominium:

1. All licensing requirements of all governmental agencies must be complied with. The owner of the animal shall provide Sunrise Bay Resort & Club Condominium copies of current vaccination/immunization reports, as well as any other veterinarian reports reasonably required relative to the animal.
2. All animals on common elements shall be appropriately leashed and kept under the handler's control at all times.
3. No excessive barking or other noise created by the animal is permitted.
4. All animals on common elements shall have the required licenses/tags on their collars.
5. Handlers shall remove all excrement made from animals.
6. No animal shall be kept in such a manner that creates a sanitation or an odor problem.
7. No animal shall encroach upon another guests well being and enjoyment of the property.

**ACKNOWLEDGEMENT**

I have received and read a copy of the foregoing Rules and Regulations related to service/support animals, and have completed the Service/Support Animal Registration Form. I fully and completely understand them and what they require, and further agree to abide by them. I hereby agree to indemnify and hold harmless Sunrise Bay Resort & Club Condominium Association, Inc., its Officers, members of its Board of Directors, management, owners, guests and any other person and /or entity against loss, claim or liability of any kind or character whatsoever arising from keeping a service/support animal in the unit and on Sunrise Bay Resort & Club Condominium grounds.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**OFFICE USE ONLY**

REGISTRATION

PHOTO

VET CERT

RULES & REGS

Received By: \_\_\_\_\_

Date: \_\_\_\_\_



**SERVICE/SUPPORT ANIMAL REGISTRATION FORM**

GUEST'S NAME: \_\_\_\_\_

ANIMAL'S NAME & BREED: \_\_\_\_\_

MALE: \_\_\_\_\_ FEMALE: \_\_\_\_\_ COLOR:: \_\_\_\_\_ WEIGHT: \_\_\_\_\_

ANIMAL'S TAG #: \_\_\_\_\_ STATE & COUNTY ISSUED: \_\_\_\_\_

VETERINARIAN: \_\_\_\_\_ PHONE #: \_\_\_\_\_

I/We \_\_\_\_\_ do hereby certify and understand that pets are not permitted in Sunrise Bay Resort, a Condominium. I/We understand and agree that the only reason the above service support animal may be permitted to remain on property is due to my/our request for a reasonable accommodation to the "no pet" policy that \_\_\_\_\_ suffers from a disability/handicap that substantially limits one or more of the applicant's major life activities and the service/support animal will ameliorate the effects of the disability/handicap.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, by \_\_\_\_\_ who is/are known to me, or who has produced \_\_\_\_\_ for identification, and who executed the foregoing instrument and did/did not take an oath.

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

State of \_\_\_\_\_ at Large.....

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

**ATTACH: COPY OF PHOTOGRAPH OF ANIMAL  
COPY OF VETERINARIAN'S CERTIFICATION THAT ALL  
SHOTS/INOCULATIONS ARE CURRENT AND DATE NEXT  
SHOTS/INOCULATIONS ARE DUE.**

## How to Qualify for an Emotional Support Animal in Florida

[Qualifying for an emotional support animal under Florida law](#) is similar to the procedure under federal Fair Housing rules. Generally, owners of emotional support animals have invisible disabilities such as depression, anxiety, PTSD or phobias. A tenant can prove that they have a disability related need for an emotional support animal by submitting an ESA recommendation letter from a licensed health care practitioner to their landlord.

A wide range of health care practitioners are permitted to provide ESA letters in Florida, including:

- psychologists
- mental health counselors
- marriage and family therapists
- social workers
- psychiatrists
- doctors
- registered nurses
- and other licensed professionals.

Telehealth providers who provide their services remotely are also permitted to provide ESA documentation.

In addition to being allowed to ask for an [ESA letter from a licensed provider](#), landlords are also permitted to request proof of compliance with state and local requirements for licensing and vaccination of the ESA. An emotional support animal is not exempt from general licensing and vaccination rules that generally apply to all animals in the tenant's jurisdiction.

Similar to [Fair Housing rules](#), owners with emotional support animals have certain rights to privacy when it comes to sensitive, confidential details about their medical condition. Landlords are not permitted:

- to request information that details the diagnosis or severity of the tenant's disability, and
- they cannot request any medical records relating to the tenant's disability.

The new rules in Florida also address landlords that create unnecessary barriers for tenants who request ESA accommodation. Under the new rules, housing providers cannot require the use of a specific form or a notarized document. Landlords also cannot deny an ESA request solely because the tenant did not follow the landlord's routine procedure for ESA accommodations.

That means that landlords must consider an ESA request if the tenant submits valid ESA documentation from their health care practitioner. They cannot further insist that the tenant submit additional forms or follow a different procedure if the tenant has otherwise complied with ESA rules.

## Invalid Forms of ESA Documentation in Florida

Like the recent [guidelines issued by the U.S. Department of Housing](#), the new law in Florida attempts to curb the spread of inadequate forms of ESA documentation. In Florida, registrations, identification cards, patches, certificates or similar registrations obtained online will not by themselves be sufficient to establish the tenant has a disability-related need for an emotional support animal.

Florida's ESA rules make clear that in order to have a valid emotional support animal, the tenant must possess documentation from a licensed health care practitioner.

All prospective ESA owners should understand that a mere certificate, ID or registration bought online will not be enough to properly qualify their animal companion as an ESA.

If you do not currently have a licensed health care professional familiar with your mental health, or you are having difficulty finding one, [ESA Doctors can help](#) connect you to a licensed practitioner. The practitioners we work with are licensed professionals who are knowledgeable about emotional support animals. They can help evaluate whether an ESA is right for you and, if you qualify, can provide you with documentation to submit to your landlord.

## Consequences for Faking the Need for an Emotional Support Animal

In Florida, it is now more important than ever to ensure that your ESA documentation is from a licensed health care practitioner. The new law in Florida contains penalties for tenants who knowingly provide fraudulent documentation for an emotional support animal. Providing fake documentation in Florida is punishable as a misdemeanor offense.

It is never a good idea under any circumstance to provide [fake documents](#) for an emotional support animal. Misrepresenting your pet as an assistance animal is unethical and harms the reputation of the community of emotional support animal owners who obtain their documents from reliable sources. In Florida, presenting illegitimate ESA documentation may now result in potential legal consequences as well.

If you are interested in [qualifying for an emotional support animal](#) in Florida, make sure you are being evaluated by a licensed health care professional. The new rules in Florida make clear that solely presenting a certification, registration or ID is not sufficient to qualify an emotional support animal. It is important for ESA owners to be aware that these documents and accessories are not enough to make a valid claim for reasonable accommodation of an ESA.

Current and prospective ESA owners in Florida should possess a valid ESA recommendation letter from a licensed professional before requesting ESA accommodation from their housing provider. If you are interested in qualifying for an ESA in Florida, ESA Doctors can help connect you to a licensed healthcare professional that is knowledgeable about emotional support animals.

Also see FI HB 1084; FI SB 209