

Algoma Housing Authority Pet Policy

Effective Date: July 1999

Policy Number: 300-20

1. Introduction

The Algoma Housing Authority (AHA) is committed to providing a safe and healthy living environment for all residents. This Pet Policy outlines the rules and regulations for pet ownership within AHA properties, ensuring compliance with HUD, Fair Housing Act, Wisconsin state laws, and City of Algoma ordinances.

2. Pet Ownership

Residents are permitted to own common household pets, subject to the following conditions:

- a. Only domesticated:
 - a. Small Dogs: ONE (maximum height of 20 inches from floor to top of shoulder while standing on all 4 legs). It must be housebroken.
 - b. Cat: ONE
 - c. Birds: TWO small birds (caged at all times) Macaws or Cockatoos are NOT allowed.
 - d. Fish: Tank maximum size is 20 gallons.
- b. Pets must be registered with AHA, including proof of current vaccinations.
- c. Dogs and cats must be spayed or neutered.
- d. Dogs must be licensed by March 31 every year at the Algoma City Hall.
- e. Pet registration must be submitted and approved by Algoma Housing Authority PRIOR to any pet coming onto the property.

3. Prohibited Animals

The following animals are strictly prohibited within AHA properties:

- a. Exotic animals (e.g., snakes, lizards, ferrets)
- b. Farm animals (e.g., chickens, pigs)
- c. Any animal deemed dangerous or aggressive (jumping on people/furniture, persistent barking, growling, biting, etc.)
- d. Outside feeding of any stray animals, including squirrels, seagulls, etc. is considered having a pet without permission from AHA.
- e. Keep or breed animals for commercial purposes.

4. Assistance Animals

For assistance animals, please refer to Assistance Animal Policy #300-21.

5. Pet Care and Maintenance

Pet owners are responsible for the care and maintenance of their pets, including:

- a. Keeping pets on a leash or in a carrier when outside the unit.
- b. Prevention of fleas and ticks.
- c. Cleaning up and properly disposing of pet waste immediately. No pet waste is allowed to be brought into the building from outside.
 - i. The only location where a dog is allowed to potty is at the south end of the building along the tree line. There is a small metal garbage can at the south end entrance for your convenience.

- ii. Cat litter must be double bagged and put in the garbage, litter is not allowed to be flushed down the toilet or any other drain.
- d. Ensuring pets do not disturb or threaten other residents.
- e. Abuse or neglect of pets will result in immediate removal.
- f. Death of pet: The owner must immediately remove the remains and arrange for proper disposal.
- g. Reporting any bites to Algoma Police Department and Algoma Housing Authority within 24 hours.
- h. All dogs must wear ID tag and the latest rabies vaccination tag.

6. Absence of Pet Owner

Dogs may not be left alone for more than 9 hours; cats may not be left alone for more than 24 hours. If the tenant is absent, they must arrange proper pet care. The Executive Director determines if a pet is neglected, it may be removed and brought to a local shelter. Tenants must provide contact information about someone who has agreed to care for the pet if needed.

7. Pet Fees and Deposits

- a. PET DEPOSIT: A refundable pet deposit of \$150 is required to cover potential damage caused by the pet. This deposit is subject to change in accordance with AHA policies.
- b. WASTE REMOVAL FEE of \$5 per occurrence will be charged to pet owner if waste is not removed immediately.

8. Violations and Penalties

Failure to comply with this Pet Policy may result in the removal of the pet and/or termination of the tenant's lease. Residents will be given written notice of any violations and an opportunity to correct the issue before further action is taken. Walking dogs along the building's sidewalk and letting the dog urinate on trees and bushes is considered damage and is a violation of this pet policy.

9. Policy Review

This policy will be reviewed annually and updated as necessary to ensure continued compliance with HUD, Fair Housing Act, Wisconsin state laws, and City of Algoma ordinances.

Adopted: July 1999 Resolution 99-227

Revised: 7/10/2019

Revised: 6/11/2025 AI used to assist in revision.

ALGOMA HOUSING AUTHORITY 145 Grand View Ct. Algoma, WI
Pet Registration and Receipt of Pet Policy

Tenant/Applicant Name: _____ **Apt:** _____

Type of Pet (only one allowed):

- ☐ Small Dog (max height 20")
- ☐ Cat
- ☐ Birds (max two small birds)
- ☐ Fish (max 20-gallon tank)

Full Description of pet:

Name: _____ **Breed:** _____ **Color** _____ **Gender** _____

Most recent vet clinic: _____

Most recent Rabies Vaccine given on: _____ expires on: _____

Other vaccines given on: _____

Current Dog License from Algoma City Hall? ____ YES ____ NO (must acquire within 5 days of move in)
Submit proof (receipt and tag)

Emergency Contact for Absent Pet Owner:

Name: _____

Address (street, city, state): _____

Phone: _____

Pet Security Deposit: \$150 due at lease signing. Payment arrangements may be made with the Executive Director. The AHA will hold the pet security deposit until the tenant vacates the apartment or the removal of the pet.

AGREEMENT

_____ I agree to keep the pet properly vaccinated for rabies and other important vaccinations. I will submit proof of current vaccinations **before the pet is admitted** and at each annual recertification.

_____ I agree to submit a copy of my dog license to AHA **before the pet is admitted** and every year at recertification.

_____ I agree to comply with the Pet Policy and understand that any violation may result in the removal of my pet and/or termination of my lease.

_____ I understand that the Pet Policy is an addendum to my lease.

Applicant/Tenant

Date

Executive Director

Date