

Cambridge Housing Agency

Pet Policy

The following regulations are established to govern the keeping of pets in and on properties owned and operated by the Cambridge Housing Agency. This regulation does not apply to animals that are used to assist, support, or provide service to persons with disabilities.

All residents are allowed to have a pet upon receipt of a pet deposit. The pet deposit will not exceed $\frac{1}{4}$ month's rent or \$300. For deposits over \$50, tenants will be allowed to pay \$50 down per pet and \$10 monthly payments per pet until the entire pet deposit is paid.

All animals **MUST** be registered with the Cambridge Housing Agency office prior to moving onto the property and annually thereafter. Tenants must receive a pet permit to keep any animal on the premises. Assistive animals are not considered to be pets and deposits for an assistive animal are not required.

The following regulations are intended for pets only. This privilege may be revoked at any time subject to the Cambridge Housing Agency grievance procedure if the animal becomes destructive, a nuisance, or safety hazard to other tenants, Housing Agency Staff or if tenant/owner fails to comply with the following regulations:

1. A maximum number of two pets are allowed. Only one may be a cat or dog.
2. Permitted common pets are domesticated dogs and cats. Also allowed are caged birds, (parrots, parakeets or canaries etc.) and fish aquariums.
Snakes, rats, spiders, mice and any venomous animal are not allowed to be kept as pets.
Any pet other than those listed would need permission to live on site from the Executive Director.
3. Dogs and cats can only be 14 inches from the shoulder in height (adult size).
4. Dogs and cats are required to be vaccinated for rabies, distemper, and for dogs, parvo as per Nebraska requirements. Proof of vaccinations is required by the Cambridge Housing Agency.
5. All cats and dogs **MUST** be spayed or neutered. If such animals are not spayed or neutered and the animal has offspring, the tenant is in violation and subject to Paragraph 16 of these regulations. Proof of spaying or neutering is required by the Cambridge Housing Agency.
6. No pet may be kept in violation of any state humane or health laws or City of Cambridge Ordinances.
7. Dogs and cats will remain inside of the tenant's unit unless they are on a leash of no more than 6 feet at all times and directly controlled by an adult. All cats and dogs shall be appropriately and effectively restrained and under the control of a responsible

individual while on the common areas of the project. Birds must be confined to a cage at all times.

8. Tenants are to provide litter boxes for cat waste which is to be kept inside the rental unit. Tenants are not allowed to let waste accumulate. Tenants are responsible for properly disposing of all cat waste in plastic bags in the appropriate trash container located on the outside of all units.
9. Tenants are responsible for ***promptly*** cleaning up pet waste, outside of the unit on Cambridge Housing Agency property, and properly disposing of said waste in a plastic bag in the appropriate trash container located outside all units. Fido stations are located around the property and provide plastic bags for pet waste. Please tie bags securely prior to disposal.
10. The tenant shall take adequate precautions to eliminate any pet odors within and around their unit and maintain unit in a sanitary condition at all times.
11. The tenant shall not permit any disturbance by their pet which would interfere with the peaceful existence of other tenants; whether it is loud barking, howling, biting, scratching, chirping or other such activities.
12. If pets are left unattended for twenty-four (24) hours or more, the Cambridge Housing Agency shall enter the unit to remove said pet and transfer it to the proper Animal Control authorities subject to the provisions set forth in the City of Cambridge Municipal Code. The Cambridge Housing Agency accepts no responsibility for the pet under such circumstances.
13. Tenants shall not alter their unit or unit area (whether inside or outside) to create an enclosure for a pet.
14. The tenant is at all times responsible for damages caused by their pet. This includes the cost of fumigation, if necessary, because of the pet.
15. Tenants are prohibited from feeding any stray animal. The feeding of a stray animal shall constitute having a pet without authorization of the Cambridge Housing Agency.
16. The tenant shall pay a damage deposit for each pet as follows:
 - a. Dog: Not to exceed $\frac{1}{4}$ month's rent or \$300.
 - b. Cat: Not to exceed $\frac{1}{4}$ month's rent or \$300.
 - c. Parrot or similar: \$0
 - d. Large Aquariums more than 20 gallons: \$0
 - e. Aquariums 20 gallons or less: \$0
 - f. Small birds (adult size): \$0

*The deposit may be paid in \$10 per month per pet installments with a \$50 initial payment at move in.

This deposit is refundable only if there are no damages caused by the pet, as verified by the Cambridge Housing Agency Staff upon vacating of premises or removal of pet.

17. Tenants who violate these rules are subject to the following:

- a. Being required to get rid of the pet within 14 days of notice by the Cambridge Housing Agency Staff; and/or
- b. Eviction

18. The Executive Director of the Cambridge Housing Agency shall have the final decision in the settlement of any complaint or dispute caused by the tenant failing to follow the pet regulation policy.

19. Tenants must identify an alternate custodian for their pet in the event of the tenant's illness or other absence from the unit.

20. All pets are subject to the City of Cambridge Municipal Code, Chapter 3, Articles 301 through 310 and any subsequent article added thereto. A copy of these regulations is available at the Cambridge Housing Agency office or the City of Cambridge Office during regular business hours.

21. Pet owners must register their pets with the project owner/manager before the pet is brought on the premises and must update the registration at their annual recertification.

Tenant Signature _____ Date _____

CHA Staff _____ Date _____