

CAMBRIDGE EDA PET POLICY

I. GENERAL

- A. In compliance with Section 227 of Title II of the Housing and Urban-Rural Recovery Act of 1983, the Cambridge Economic Development Authority will permit elderly and handicapped residents of housing projects to own and keep common household pets in apartments, The Pet Policy is not applicable to tenants who are handicapped and require a special needs pet to help maintain independent living.

II. PERMITTED PETS

- A. Residents shall be permitted to have common household pets. Common household pets are defined as follows:
 - 1. cats – species commonly used for household pets;
 - 2. dogs – not to exceed 15 lbs. at maturity;
 - 3. birds – including parakeets, canary's, finches, and other species that are normally kept caged;
 - 4. fish – in tanks or aquariums not to exceed 15 gallons.
 - 5. Only 1 cat or 1 dog may be kept in each apartment. Birds or fish may be limited by other nuisance.

III. PROHIBITED PETS

- A. Wild, undomesticated, vicious, destructive, uncontrollable or intimidating animals of any type shall not be permitted to be kept as pets.
- B. Birds of prey are not permitted.
- C. Poisonous or dangerous fish are not permitted.
- D. A pet belonging to a non-resident shall not be permitted within the project with the exception of an animal trained and certified to assist the handicapped or disabled or with consent of the management
- E. Tenants shall be prohibited from feeding stray animals. The feeding of stray animals shall constitute having a pet without the permission of the Authority

IV. PET RULES

- A. Common areas are off limits to pets with the exception of assistance animals, no pet shall be allowed to be taken into the community room, the laundry area, public rest rooms, or office of the project.
- B. License, inoculation and identification requirements for dogs and cats. In accordance with the City of Cambridge ordinances for pets, each pet shall be

license annually and shall wear a valid animal license tag at all times. In addition, all pets owned by the resident shall wear at all times a valid rabies inoculation tag and an identification tag bearing the owner's name, address and telephone number. Each pet owner shall be required to have his/her pet inoculated in accordance with state and local law.

- C. Spaying or neutering requirements. Each female dog or cat over six months of age shall be spayed and each male dog or cat over 8 months of age shall be neutered.

- D. Pet deposits. Residents who own pets shall be liable for the cost of repairing any and all damage caused by their pets. Each resident who owns a pet shall be required to pay a pet deposit of \$300.

A new resident who owns a pet at the time of moving into the property shall pay the pet deposit in full at the time of lease signing.

A resident who acquires a pet after having moved into the project shall pay the pet deposit before bringing the pet into the project.

The pet deposit shall be held by the EDA until the resident moves out. The deposit will be fully refunded at the time of move out provided that no pet damage was done to the unit or common areas. The amount necessary to repair such damage shall be deducted from the rental deposit. If the deposit is not great enough to pay for the damage, the pet owner will be assessed accordingly and is responsible for the payment not the EDA even after moving out of public housing.

- E. Pet related liability insurance. A pet owner may be liable for any injury or damage his/her pet causes to the person or property of another resident, visitor, EDA employee or an agent of the EDA. Therefore, it is recommended that the resident who owns a pet purchase a personal liability insurance policy from the insurance carrier of their choice.

- F. Pet registration policy. At the time that a pet owner is admitted to the project as a new resident, or at such time that a resident acquired a pet, the pet owner shall register his/her pet with the EDA Manager.

At the time of initial registration, thereafter, each pet owner shall provide the EDA Management with the following:

- a. The names, address and telephone numbers of not less than two persons who shall be responsible for housing and caring for the owner's pet during vacations or in the event of emergencies, hospitalization or the death of the pet owner.
- b. Pets are to be licensed yearly by the City of Cambridge and shall wear tags as required by ordinance. The pet owner must furnish the Authority with evidence that the dog is properly licensed by **April 1st of each year.**
- c. Dogs and cats shall be vaccinated as required by local ordinance. Dogs and cats shall also be vaccinated yearly with the distemper combination vaccine and must furnish proof of vaccination by **April 1st of each year.**

- G. Pet control requirements.
All pets must be under the control of a responsible individual while on the common areas of the property. Dogs must be kept on a leash when taken outside.
A pet owner shall not take a pet into the apartment of another resident without the explicit permission from the resident to do so.
A pet owner shall physically control or confine his/her pet during the times when the EDA employee, agents of the EDA or others who must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.
- H. Pet related use of corridors, lobby and elevators. An escorted pet may be allowed in the project corridors, elevators and lobby only for the purpose of passing through. Only one pet is allowed inside an elevator at a time. If another pet owner is using the elevator, please wait until that pet is completely out before entering.
- I. Disturbances caused by pets. A pet owner shall not permit any disturbance by his/her pet, which interferes with the peace of other residents, visitors, staff or agents of the EDA. Examples of disturbances are barking, howling, growling, chirping, biting, chewing, scratching or other such activities which threaten or disturb others.
- J. Unattended pet. Resident who own pets shall be or shall arrange for others to be responsible for their pets at all times when they are not able to do so. If any pet is left unattended and it is determined by the EDA that the pet is in distress or is suffering from lack of care, or if the pet is causing disturbance to others, the EDA may at its sole discretion, enter the pet owner's apartment. The EDA may remove the pet and cause it to be delivered to the proper authorities. The EDA accepts no responsibility for the pet under any circumstances.
- K. Pet waste disposal requirements. Each pet owner shall be responsible for removing and properly disposing of pet waste. The waste shall be properly disposed of in a securely tied sturdy bag to prevent leaking or loss of contents. Pet must be exercised in the designed area behind the smokers shed on the west side of the building. Project entrance areas, walkways and parking lots are NOT to be used as places for pets to deposit their waste.

Each cat owner shall provide a litter box for his/her cat. Each litter box shall be kept within the pet owner's apartment. No less than every other day, the litter box shall be cleaned and the accumulated waste properly wrapped and disposed of as prescribed above. Newspapers placed on the floor may not be used as "pee pads".

Each pet owner shall take adequate precautions to prevent and eliminate any pet odors within or around the owner's apartment and shall maintain the apartment in a clean and sanitary condition at all times.

In no event shall pet waste or litter box material be disposed of through sinks or toilets.

- L. Pet bathing restriction. The bathing a pet shall NOT be permitted in the project laundry room or in the shower, kitchen or bathroom sinks of the apartment unit. Owners of pets must take their pet to a pet groomer to bathe them.
- M. Pet enclosure restrictions. A pet owner shall not alter the physical structure of his/her apartment in order to create an enclosure for a pet.

IV. PET VIOLATIONS.

Resident who violate the above conditions shall be subject to the following actions by the EDA:

- a. If a pet cause's harm to any person, the pet's owner shall be required to permanently remove the pet from the project within 24 hours. The EDA may verbally give the order of removal and then follow up with a letter. The pet owner will be subject to the termination of his/her lease as well.
- b. A pet owner who violated any other conditions of this policy may be required to remove his/her pet from the project within seven (7) days of written notice from the EDA. The pet owner may also be subject to termination of his/her lease.

PET PERMIT

I have received written permission from the Economic Development Authority to keep the following pet in my residence as a tenant of the Authority:

My alternate pet custodian is:

NAME: _____

ADDRESS: _____

TELEPHONE: _____

Cell: _____

I fully understand the rules/regulations in regard to this privilege and will abide by the same.

Tenants Signature

Date

Authority Representative

Date

Additional information on dog or cat:

Description: _____

Name: _____ license no.