

PET POLICY

NEWPORT HOUSING AUTHORITY

- Pets are defined as a “common” household animal. No exotic animals or reptiles will be allowed.
- A Pet Lease is required to be signed by all tenants with pets.
- Registration of pets is required. This registration must be updated each year during the annual recertification. The name and phone number of an alternate caregiver for the pet must be provided to the NHA in case of an emergency. In the absence of a caregiver or if the caregiver cannot be contacted the pet will be removed by Animal Control.
- The authorization for a common household pet may be revoked at any time subject to the NHA’s Grievance Procedure if the pet becomes destructive or a nuisance to others or if the tenant fails to comply with this policy.
- No more than two (2) pet maximum per household. A fish aquarium of thirty (30) gallon maximum will be counted as one pet as will two (2) birds.
- A Pet Deposit of \$100.00 is required. This is a one-time fee.
- Pets must be spayed or neutered with proof being provided to the NHA.
- No animal of aggressive breed or disposition is permitted. Pets that show aggression or threatening behavior **must** be removed from the household if instructed to by the NHA.
- No dog larger than thirty (30) lbs maximum at adulthood shall be permitted. Animals that assist, support or provide services to person(s) with disabilities are exempt from this requirement with proper documentation provided to the NHA.
- Pets must be controlled by a leash, pet carrier or cage at all times. They are not permitted to be outside unattended. No alterations are to be made to the dwelling unit, interior or exterior to accommodate any pet.
- Tenants are to clean up after pets and dispose of all waste properly. Tenants will take adequate precautions to eliminate any animal or pet odor(s) within or around the unit and maintain the unit in a sanitary condition at all times.
- Tenants are responsible for the pet’s proper care including providing adequate food and water. In accordance with State and Local laws pets must be inoculated and provide proof of such to the NHA at least annually.

- Pets are not to be permanently chained outside; evidence of a permanent arrangement (lawn being destroyed, soil being unearthed, excessive excrement observed) will result in the pet being removed from NHA property.
- All household pets are to be fed inside the unit. Feeding is not allowed on porches, sidewalks, patios or other outside areas.
- Tenants are prohibited from feeding stray animals. The feeding of stray animals will constitute having a pet without permission from the NHA.
- Tenants will not alter their unit, patio or the area around the unit to create an enclosure for a common household pet.
- Tenants will not permit any disturbances by their pet which interferes with the peaceful enjoyment of other tenants; whether by loud barking howling, biting, scratching, chirping or other such activities.
- The NHA may enter the tenant's unit with reasonable notice to inspect the premises to investigate a complaint and/or check on a nuisance or threat to health and safety of other tenants.
- If the NHA determines that the pet is neglected or the tenant is unwilling to care for the pet the caregiver will be contacted. If the caregiver cannot be contacted Animal Control will be contacted.
- If the pet should die, run away, get lost or stolen or you remove the pet from your unit your pet fee may be refunded after the unit is inspected less the costs of any damages caused by the pet to the dwelling unit.
- The tenant agrees to indemnify, defend and hold harmless from and against any and all claims, actions, suits, judgments and demands brought by any of the tenant's pet(s). Any injury or damage to persons or property caused by tenant's pet(s) shall be the liability of said tenant.

Under all circumstances NHA staff members reserve the right to protect themselves or others against any pet showing aggression or threatening behavior.

This policy is incorporated by reference into the Dwelling Lease signed by the tenant and therefore, violation of the above policy will be grounds for termination of the lease agreement.

Exceptions: Each household may be permitted to have one, one (1) gallon water proof container with up to two (2) small fish such as Goldfish. A pet deposit charge will not be required. The container and its contents must be maintained in a safe and sanitary manner and may be subject to removal by the NHA should housekeeping or other hazardous conditions exist.