

Pet Policy

1 Purpose

The Madison Housing Authority (MHA) recognizes that pets can provide companionship and improve quality of life.

At the same time, all residents have the right to live in a clean, safe, and peaceful community.

Permission to keep a pet on Madison Housing Authority property is a privilege, not a right. Residents who choose to keep a pet must comply with this policy at all times. Failure to do so may result in revocation of the Pet Permit and other action permitted under the lease or applicable law.

2 Pets Allowed

Each household may keep one of the following:

- One dog weighing no more than 20 pounds.
- One cat weighing no more than 10 pounds.
- One aquarium of fish (maximum 10 gallons).
- Two caged birds (parakeets or canaries only).
- One small caged animal (rabbit, guinea pig, hamster, or gerbil).

The following are not permitted:

- Reptiles
- Exotic animals
- Farm animals
- Pit Bulls and other dog breeds determined by the Executive or Deputy Director to pose a significant risk to the health or safety of residents, staff, visitors, or other animals.

Any exception requires prior written approval from the Executive Director.

3 Approval Required

Residents must obtain written approval from the Executive or Deputy Director before bringing a pet onto Madison Housing Authority property.

To obtain approval, the resident must:

- Complete and sign a Pet Permit.
- Pay the required pet security deposit.
- For dogs and cats:
 - Provide a current Borough of Madison license.
 - Provide proof of all legally required vaccinations.
 - Provide certification from a licensed veterinarian that the pet is in good health.
- Comply with all requirements of this policy.

Updated licenses and vaccination records for dogs and cats must be submitted at each annual recertification.

Residents who bring a pet onto MHA property without prior written approval are in violation of this policy and may be required to remove the pet.

Guests may not bring pets onto MHA property.

4 Pet Security Deposit

Before bringing a pet onto MHA property, residents must pay:

- **\$200** for a dog or cat.
- **\$50** for all other approved pets.

The deposit may be used to cover reasonable costs for pet-related damage, cleaning, deodorizing, pest treatment, or repairs.

Residents remain responsible for any costs that exceed the pet security deposit.

Any unused portion of the deposit will be refunded after the resident vacates the apartment in accordance with applicable law.

5 Caring for Your Pet

Residents are responsible for providing their pets with:

- Adequate food and water.
- Appropriate veterinary care.
- Humane treatment.
- Proper supervision.

Pets may not be neglected or abused.

6 Keeping Your Apartment Clean

Residents must maintain their apartments in a clean, safe, and sanitary condition.

Pet ownership does not relieve residents of their housekeeping responsibilities.

Apartments must be free of:

- Excessive pet waste.
- Strong pet odors.
- Insect or rodent infestations caused by pets.
- Damage caused by pets.

Cat litter boxes must be cleaned regularly and maintained in a sanitary condition.

Used cat litter must be placed in sealed plastic bags and may not be flushed down toilets or drains.

7 Small Animals

Small animals that are not housebroken or litter trained, including rabbits, guinea pigs, hamsters, and gerbils, must remain in an appropriate cage or enclosure except while being directly handled by the owner.

These animals may not be allowed to roam freely within an apartment if doing so creates unsanitary conditions, damages the apartment, or creates a health

or safety concern.

8 Pet Behavior

Pets must not:

- Bite, attack, or threaten people or other animals.
- Bark or make excessive noise that disturbs other residents.
- Create offensive odors or repeated nuisances.
- Damage MHA property.
- Roam freely in common areas or elsewhere on MHA property.

Dogs must be leashed whenever outside the apartment.

Cats and other approved pets must be transported in a cage, carrier, or other secure restraint whenever outside the apartment.

9 Pet Waste

Residents must immediately clean up after their pets and properly dispose of pet waste.

Residents must comply with all applicable Borough of Madison animal control ordinances.

10 Damage

Residents are financially responsible for all damage caused by their pets, including damage to:

- Apartments
- Buildings
- Common areas
- Landscaping
- Fixtures
- Furniture
- Grounds

11 Enforcement

The Executive or Deputy Director may require corrective action, require removal of a pet, or pursue lease enforcement if a pet:

- Creates unsanitary conditions.
- Disturbs the peaceful enjoyment of other residents.
- Threatens the health or safety of any person or animal.
- Causes property damage.
- Is neglected or abused.
- Is kept without prior approval.
- Violates this policy.
- Violates applicable federal, state, or local law.

Nothing in this policy limits MHA's authority to take immediate action when necessary to protect the health, safety, or peaceful enjoyment of residents or to comply with applicable law.

12 Moving Out

When a resident vacates an apartment, MHA may charge the actual cost of cleaning, deodorizing, pest treatment, or repairs resulting from pet ownership to the extent those costs exceed the pet security deposit.

13 Pet Permit & Lease

Residents wishing to keep a pet must sign a Pet Permit acknowledging that they have received this Pet Policy and agree to comply with its terms before bringing a pet onto MHA property.

This Pet Policy is incorporated into the resident's lease. Failure to comply with this policy may result in:

- Revocation of the Pet Permit.
- Charges for damages or cleaning.
- Lease enforcement.
- Any other remedy available under the lease or applicable law.

Pet Registration & Approval Form

Complete every section and attach the required documents. Pet veterinary documents and the Borough license must show the same address as the Head of Household.

■ 1 HOUSEHOLD INFORMATION

HEAD OF HOUSEHOLD

ADDRESS

UNIT

PET OWNER'S NAME *(if different from Head of Household)*

■ 2 PET INFORMATION

TYPE

BREED

Attach a recent color photograph of your pet, or email a recent digital photograph (.jpg, .jpeg, or .png) to MadisonHA@MadisonHA.com with your name, address, and name of pet.

■ 3 BOROUGH OF MADISON PET LICENSE

LICENSE #

EXP. DATE

Attach a copy of the Madison pet license.

■ 4 DOGS & CATS ONLY — VACCINATION RECORDS

Attach documentation from a licensed veterinarian showing that your dog or cat is current on all vaccinations required by applicable law.

☐ Vaccination records attached

■ 5 RESIDENT SIGNATURE

I certify that the information above is accurate. I have received and agree to comply with the Madison Housing Authority Pet Policy.

HEAD OF HOUSEHOLD SIGNATURE

DATE

FOR OFFICE USE ONLY

MHA APPROVED BY

FOR YEAR

SECURITY DEPOSIT \$

DATE PAID