

## **PUBLIC HOUSING – FAMILY PET POLICY**

The following shall govern the keeping of pets in and on "family" properties owned and operated by the Housing Authority of the City of Titusville.

The purpose of the policy is to allow individual residents to benefit from the pleasure of common household pet ownership, while at the same time ensuring that pet ownership does not interfere with the rights of all residents to enjoy a clean, safe and peaceful environment.

### **I. Permitted Pets**

THA permits the following common household pets, subject to registration and compliance:

- Dogs - limited to one (1) per unit
- Cats - limited to one (1) per unit
- Small caged animals (e.g., guinea pigs, hamsters)
- Caged birds (non-aggressive, non-exotic)
- Fish - aquariums not exceeding 15 gallons

### **II. Prohibited Animals**

The following animals are prohibited due to safety, legal, or environmental concerns:

- Snakes, reptiles, spiders, or exotic/poisonous species
- Farm animals (e.g., pigs, goats, chickens)
- Animals requiring exotic permits under Florida law
- Aggressive birds or birds of prey

### **III. Service and Emotional Support Animals**

Under Florida Statute 760.27, and federal law, service animals and emotional support animals (ESAs) are exempt from pet deposits.

Qualified animals include:

- Service animals: Dogs individually trained to assist individuals with disabilities
- Emotional support animals (ESAs): Must be documented by a licensed professional

### **IV. Pet Registration & Deposit**

Residents must:

1. Complete the Pet Registration Form
2. Pets must be licensed in accordance with state or local law. Residents must provide proof of licensing at the time of registration and annually, in conjunction with the resident's annual reexamination.
3. Submit current vaccination and veterinary records
4. Pay a refundable pet deposit of \$200 (dogs and cats only; does not apply to service animals or ESAs)

The deposit will be refunded at move-out or pet removal, minus any damage costs.

## V. Pet Ownership Rules

1. Dogs and cats must be kept indoors unless leashed and supervised outdoors.
2. No tying or leaving pets unattended outdoors.
3. Pet feeding is allowed indoors only.
4. Clean up pet waste immediately and dispose of it properly in the outside trash receptacle.
5. Residents must take adequate precaution to eliminate any animal or pet odor within the residence to maintain a sanitary condition at all times.
6. Flea prevention is required. Residents should take proper steps to eliminate any flea infestations, including treating their pets and flea bombing the unit if needed. When flea bombing please notify the office before you do so.
7. All dogs and cats must be spayed/neutered and current on required vaccinations:
  - o Rabies
8. Pet breeding is not allowed.
9. Pets must not create disturbances (e.g., noise, aggression, destruction of property).
10. Behavioral concerns (not breed or size) may result in a behavioral review and required training or removal.
11. Residents must provide annual updates on vaccinations and veterinary care.

## VI. Inspections and Enforcement

- Management may enter a unit (with notice per lease terms) if pet-related complaints are received.
- If a pet is left unattended for over 24 hours, management may remove the animal and transfer it to the proper authority.
- Pets that pose a threat or are involved in repeated violations may be permanently removed.

## VII. Prohibited Practices

- Residents may not care for other people's pets or feed strays animals.
- No modifications to patios/yards are allowed for pet enclosures.
- Non-resident pets are not allowed on premises.

## VIII. Violations and Liability

1. Three (3) written complaints for separate incidents may result in pet removal.
2. Violation of this policy may result in lease enforcement, including fines or eviction.
3. Residents are responsible for all pet-related damages.
4. Residents must indemnify THA from any claims or legal issues resulting from their pet.

## PUBLIC HOUSING - FAMILY PET POLICY LEASE ADDENDUM

### Resident Acknowledgement

I have read and understand the Family Pet Policy, which is part of my lease agreement. I agree to:

- Comply with all behavior, health, and care requirements
- Understand that violations may result in pet removal or lease termination
- Acknowledge that aggressive or dangerous behavior may result in pet removal, regardless of breed or size.

☐ I do **not** own a pet at this time.

☐ I **have registered** a pet, as described below:

### Pet Registration Form

**Pet Owner name:** \_\_\_\_\_

**Unit Address:** \_\_\_\_\_

**Pet Type & Description:** \_\_\_\_\_

**Pet's Name:** \_\_\_\_\_

**Spay/Neuter Date:** \_\_\_\_\_

**Vaccination Date:** Rabies: \_\_\_\_\_ Other \_\_\_\_\_

**Flea Treatment Method:** \_\_\_\_\_

**Emergency Contact for Pet Care:** \_\_\_\_\_  
(name and phone number)

I have read the Pet Policy and I agree to abide by all regulations set forth by the Housing Authority of the City of Titusville.

**Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**THA Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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### FOR OFFICE USE ONLY

- **Pet Deposit Paid?** ☐ Yes ☐ No **Amount Paid:** \_\_\_\_\_
- **Date of Agreement:** \_\_\_\_\_