

Batavia Housing Authority Pet Policy, Including Service and Support Animals

18.1 Pets in Public Housing

The Batavia Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the City of Batavia Housing Authority harmless from any claims caused by an action or inaction of the pet. Residents are encouraged to obtain a Renters Liability Insurance Policy for their own benefit and protection.

18.2 Approval

Residents must have the prior written approval of the Housing Authority before moving any animal into their unit. Residents must request approval before the Housing Authority will approve the request.

18.3 Types and Number of Pets

The Batavia Housing Authority will only allow common household pets. If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern. All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

*There is a maximum of two pets per unit. A small cage or tank containing small pets i.e. birds, rodents, or fish counts as one pet. No large fish tanks are allowed. Fish tanks at 400 Towers are limited to 10 gallons.

Any animal deemed to be aggressive or potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

*No pet may exceed twenty (20) pounds in weight projected to full adult size.

18.4 Inoculations

All animals must be registered with the City of Batavia in accordance with local code. In order to be registered, pets must be appropriately inoculated against rabies, distemper, and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A copy of the City of Batavia registration must be annually filed with the Batavia Housing Authority to attest to the inoculations for all animals, including service and support animals.

18.5 Pet Deposit

*A pet fee of \$100 per pet is required at the time of registering a pet. The fee is not refundable when the pet or the family vacates the unit.

18.6 Financial Obligation of Residents

Any resident who owns or keeps an animal in their dwelling will be required to pay for any damages caused by the animal.

18.7 Nuisance or Threat to Health or Safety

All animals and their living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

* Does not apply to service or support animals

Repeated substantiated complaints by neighbors or Batavia Housing personnel regarding animals disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move him/herself.

According to City of Batavia code, animals become a nuisance when they produce 15 minutes of frequent noise between the hours of 10:00 p.m. and 7:00 a.m. and 30 minutes of frequent noise between 7:00 a.m. and 10:00 p.m. in residential zones.

18.8 Designation of Pet Areas

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit (no outdoor cages may be constructed).

Pets will be allowed only in designated areas on the grounds of the property if the City of Batavia Housing Authority designates a pet area for the particular site. All animals must be kept under the owners control at all times. Owners must clean up after their animals and are responsible for disposing of waste. All animal waste in common areas must be cleaned up immediately.

Pets are not permitted in any apartments other than that of the pet owner.

With the exception of assistive animals, no pets shall be allowed in the Housing Authority main office.

To accommodate residents who have a medical condition related to animals, pets may be barred from certain areas in our development. This shall be implemented based on demand.

18.9 Miscellaneous Rules

Animals may not be left unattended in a dwelling unit for over twenty-four (24) hours. If a pet is left unattended and no arrangements have been made for its care, the Housing Authority will have the right to enter the premises and take the uncared for pet to be boarded at a local animal care facility at the total expense of the resident.

Animal bedding shall not be washed in any common laundry facilities.

Residents must take appropriate actions to protect their animals from fleas and ticks.

Animals cannot be kept, bred, or used for any commercial purpose.

All dogs must wear the tag from the City of Batavia.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner. At 400 Towers, the litter must be brought down to the first floor and set outside the Maintenance door, not sent down the trash chute.

An animal owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority, or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority, the pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violates any other conditions of the policy may be required to remove his/her pet from the development within 10 days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

* Does not apply to service or support animals

The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

18.10 Visiting Pets

Visiting pets are allowed only if registered at the main office in advance. Residents are responsible for all visiting animals.

18.11 Removal of Pets

The Batavia Housing Authority, or an appropriate community authority, shall require the removal of any pet from an apartment if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the complex or of other persons in the community where the complex is located.

In the event of illness or death of pet owner, or in the care of an emergency which would prevent the pet owner from properly caring for the pet, the Batavia Housing Authority has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

18.12 Service and Emotional Support Animals

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

All service animals, emotional support animals and animals used for any medical purpose must have a medical documentation of need for each animal. Residents must register all animals with the City of Batavia and then submit a copy of the registration to the Batavia Housing Authority. All animals must be appropriately inoculated.

* Does not apply to service or support animals