

STEVENS POINT HOUSING AUTHORITY

1300 Briggs Court
Stevens Point, Wisconsin 54481



HI-RISE MANOR
MADISON VIEW APARTMENTS
SCATTERED SITE FAMILY HOUSING

Pet Policy Revised

Lease Addendum No. 5

Resolution No. 21-02

Stevens Point Housing Authority (SPHA)

As of May 1, 2021, no pets (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere on the Madison View property. A service animal will be authorized for tenant(s) with disabilities upon written request, proper documentation (see #1 to #6 below), and proof of a need for accommodation. If a Tenant already has an approved pet (i.e., the proper documentation and a current valid pet permit), the Tenant can keep that pet until that pet perishes or they remove the pet from the unit. No new or additional pets will be allowed.

The following rules are established to govern the keeping of pets in and on properties owned and operated by the Stevens Point Housing Authority (SPHA).

Residents must be current on all rent and charges and have no outstanding, serious, or repeated Lease violations to be approved for a pet.

All pets must be registered with the Housing Authority office BEFORE they are brought onto any SPHA property. Residents must receive a written permit to keep any animal on the premises and complete the following in a timely manner to receive approval.

- 1) License cat or dog with the City of Stevens Point. (See #7)
- 2) Show proof of distemper AND/OR rabies shots for a cat and/or dog. (See #8)
- 3) Spay or neuter any cat or dog. (See #8)
- 4) Complete the Pet Permit Application and submit to the Housing Authority for approval.
- 5) Pay the Damage Deposit when Pet Permit Application is submitted. (See #9)
- 6) All pet owners. Once written approval is granted, pet owners will receive a Pet Permit sticker and will be instructed on how it is to be displayed in their apartment.

Service Animals and/or Emotional Support/Comfort/Assistance Animals are not pets. Residents who require a reasonable accommodation for a Service or Emotional Support Animal should request a copy of the Reasonable Accommodation form and rules. The person with the disability must show a link between his/her disability and need for the animal.

Pet ownership is a privilege and may be revoked at any time subject to the Housing Authority grievance procedure if the animal becomes destructive, a nuisance or safety hazard to other residents, or if the resident/owner fails to comply with the following:

REQUIREMENTS:

- 1) A pet 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.

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- 2) Residents are permitted to have only **ONE** type of pet.
- 3) Only domesticated pets of the following types and number are allowed:
 - **Dog** – Maximum Number: 1
 - **Cat** – Maximum Number: 1
 - **Birds** – Maximum Number: 2, no larger than a parakeet (must be caged at all times)
 - **Guinea pig, Hamster, or Gerbil** – Maximum Number: 2 (must be caged at all times)
 - **Fish** – Only pet store fish, Maximum size tank is **ONE 10-gallon fish tank**.

All other animals, rabbits, insects, or reptiles including *but not limited to* ferrets, rats, mice, pot-bellied pigs, and snakes are **not** allowed.

- 4) **Dogs must weigh less than 45 pounds and reach a height of no more than 18 inches from the top of the shoulders to the floor when the dog is standing.** Puppies that are likely to exceed 45 pounds and 18 inches in height when full grown will not be permitted. No vicious or intimidating dogs are allowed.
- 5) Farm or animals taken from the wild are not allowed by the City of Stevens Point ordinance. Any animal used for “food or fiber” is not allowed. Not permitted: chickens, pot-bellied pigs, exotic, venomous, fish from lakes/streams, or poisonous animals.
- 6) Residents are prohibited from feeding stray or wild animals. The feeding of stray animals shall constitute as having a pet without the permission of the Authority.
- 7) Dogs and cats are to be **licensed yearly with the City of Stevens Point**, through the City Treasurer’s Office. **Residents must show proof of yearly distemper and rabies boosters for cats and dogs.**
- 8) **All cats and dogs must be spayed or neutered,** and residents must show proof this has been done. Therefore, **breeding of pets is not allowed under any circumstances.**
- 9) Residents shall pay a **Damage Deposit** for their pet when **Pet Permit Application** is submitted. **The Damage Deposit is \$50.00, regardless of what type of pet.**
This deposit shall be **paid in advance** when the application for the Pet Permit is submitted. This deposit is refundable if no damage is done, as verified by the Housing Authority after the resident removes the pet or vacates the apartment. The resident is responsible for **all damage, destruction, or injury caused by the pet.**
Any pet-related insect infestation including cost of extermination or fumigation caused as a result of having a pet will be the financial responsibility of the pet owner. The Housing Authority reserves the right to exterminate and/or fumigate and charge the resident.
- 10) No pet may be kept in violation of state humane or health laws, or public ordinances. Dog owners are subject to State of Wisconsin Statutes regarding liability.
- 11) The pet owner must report all animal bites to the City of Stevens Point Police Department and the Housing Authority within twenty-four (24) hours of occurrence. Should a pet bite a person, the pet must be isolated at a veterinarian’s office for ten (10) days for rabies observation at the owner’s expense.
- 12) Pets will not be allowed in any common areas such as courtyards, community rooms, sitting rooms, or laundry rooms. Pet bedding or pet clothing (sweaters, etc.) shall not be washed in any Housing Authority laundry facilities.

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- 13) Dogs and cats shall remain inside a resident's apartment unless they are on a leash AND directly controlled by a responsible person.
Pets may NOT be tied-out outside of the apartment at any time for any reason. Chains, ropes, leashes, and other tie-outs are **NOT** permitted. Birds, hamsters, etc. must be confined to cages at all times. Pets found outside of a unit or not directly controlled will be transported as stated in No. 24.
- 14) Residents shall not alter their unit, patio, or unit area to create an enclosure for an animal. Among other things, this means no pet houses, shelters, pens, or outdoor cages will be permitted on Housing Authority grounds. The Housing Authority will remove and/or restore to its original condition any alteration made and charge the resident accordingly.
- 15) Residents are to provide waterproof litter boxes for cat waste which are to be kept in the unit. The resident is not allowed to let waste accumulate or become unsightly or unsanitary. Residents are responsible for properly disposing of cat waste in appropriate containers (covered trash cans or dumpsters) outside of the building.
- 16) Residents are responsible for promptly cleaning up pet droppings outside of the unit on Housing Authority property, or any public or private property, and properly disposing of said dropping in appropriate containers outside of the building.
- 17) Residents shall take adequate precautions to eliminate any pet odors within or around the unit and maintain the unit in a sanitary condition at all times.
- 18) The resident shall not permit any disturbance by their pet which would interfere with the peaceful enjoyment of other residents such as loud barking, howling, biting, scratching, chirping, or other such activities.
- 19) Pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more to the disturbance of any person at any time of night or day shall be considered a nuisance. Resident will be notified in writing of the violation. Repeated violations may result in action as stated in #28 of the Pet Policy.
- 20) Non-residents are **NOT** permitted to bring pets onto any Housing Authority property (unless they are a service animal) even if the person carries them the entire time they are on the premises.
- 21) "Babysitting" of someone else's pet in a residents' unit is **NOT** allowed.

PET CUSTODIAN & PROTECTION OF THE HEALTH/SAFETY OF PET:

- 22) Residents must identify an alternate custodian for the pet in the event of resident illness or other absence from the unit. Space for this information is provided on the Pet Permit and must be updated annually.
- 23) The pet custodian must be notified that we may call them to take care of your pet; or check on it if we suspect a problem; or receive a complaint of a problem and the Housing Authority cannot contact you, the resident. Pet custodians should be issued a key to your apartment; or given written permission to enter your apartment should they need to. Management will not unlock the apartment for anyone without the written permission of the head of household listed on the Lease.

ADMINISTRATIVE
OFFICE:
Phone: 715-341-3444
Fax: 715-341-4656
Website: www.spha-wi.org

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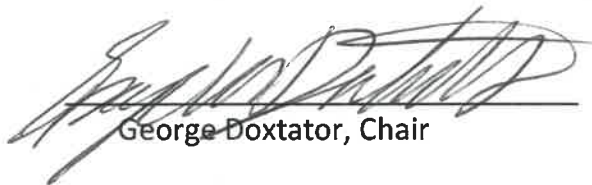


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- 24) **Pet custodians are required to sign the Pet Permit** before an application for pet ownership is approved, to verify they have been informed of and understand their responsibilities. A copy will be sent to the pet custodian.
- 25) If the Housing Authority Staff suspects that a pet is in imminent danger of death due to insufficient food, shelter, or water; or a pet has been abandoned due to resident having moved and is unable to be found, a Housing Authority representative may enter the unit to facilitate the assessment and removal of the pet by the proper authorities. The Housing Authority accepts no responsibility for the pet under such circumstances.
- 26) **If a pet is removed from the premises or dies, the Housing Authority must be notified.** At that time, an inspection of the apartment can be arranged for the return of the Damage Deposit providing the pet has caused no damages. The Damage Deposit may be kept on the residents' account if resident would wish to permit a new pet in the future. At that time, a new pet permit would be required. **As of May 1, 2021, pets are no longer allowed at Madison View.**
- 27) In the event of illness or death of the pet owner, or in the case of emergency which would prevent the pet owner from properly caring for the pet; the Housing Authority has permission to call the emergency caregiver designated by the resident or the Humane Society 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.
- 28) Residents who violate these rules are subject to:
- a) Being required to get rid of the pet within 14 days of notice by the Housing Authority; and/or
 - b) Termination of their Lease agreement.

Adopted as Resolution 89-16 by the Stevens Point Housing Advisory Committee at its regular meeting on December 19, 1989, and amended by Committee action on June 11, 1991, amended by Committee action on August 8, 1995, revised by Committee action on August 10, 2004, and subsequently revised by Committee action on June 9, 2009, revised by CDA Committee action on March 21, 2012. Adopted as Resolution 14-03 by Stevens Point Housing Authority Board of Commissioners on May 13th, 2014. Adopted as Resolution 21-02 by Stevens Point Housing Authority Board of Commissioners on April 27, 2021.

Approved: April 27, 2021



George Doxtator, Chair



Idowu Odedosu, Executive Director / Secretary