

Pet Policy

- A. Common household pets shall be defined as domestic cats, domestic caged birds commonly kept as pets, and fish. Reptiles, rodents or exotic animals are **not** considered household pets.
- B. Except in the case of fish, only one pet per dwelling unit is allowed at any time unless permission is granted for additional pets. Fish may be maintained in an aquarium no greater than a 20 gallon tank.
- C. The Cohoes Housing Authority will follow regulations set by State and local law in addition to regulations set in this policy.
- D. The Cohoes Housing Authority may specify certain floors in Dr. Jay McDonald Towers as pet floors. The Authority may specify Manor Sites as allowing pets and may also specify certain buildings within Manor Sites as pet buildings.
- E. Tenants must contact the Housing office BEFORE obtaining a pet to review all guidelines. Those not receiving previous permission will be considered in violation of the pet policy and lease. Upon review of all terms and conditions of pet ownership, the tenant shall sign a copy of the guidelines which shall be a record they received and understand the regulations of pet ownership. In the case of cats a registration tag will be issued and must be worn by the pet.
 - 1. All pets must be licensed as required by the City of Cohoes and proof submitted to the office.
 - 2. A cat may not exceed 15 pounds at full growth.
 - 3. All cats must be spayed or neutered and documentation of this must be furnished to the Housing Authority.
 - 4. Tenants MUST provide documentation from the Veterinarian or medical facility of all required shots. Documentation for yearly checkups and shots must also be submitted. Failure to submit required documentation would be grounds for termination of tenancy.
 - 5. A \$150.00 returnable pet security deposit must be placed before the pet is admitted to the development and will be returned upon move out or removal of the pet after a full inspection of the dwelling unit is done and no damages are found. The Housing Authority reserves the right to do quarterly inspections for pet damage.
 - 6. Any animal wandering or running at large or found without the registration tag will be reported to the City animal control officer and removed from the premises. Pets may not be tied in the yard or left outdoors in a cage or other confinement.
 - 7. Tenants owning the pet must immediately remove all feces on any part of the property. Repeated violations will be considered a lease violation.
 - 8. Pets are not allowed in the community or laundry rooms. McDonald Towers will have a designated elevator for transporting the pets to and from the apartments.

9. Apartments must be kept in a clean, sanitary condition. The air quality must be free of odors. Tenants owning a cat must have a litter tray for the animals use in the dwelling unit. Waste is to be separated from the kitty litter daily, placed in a properly wrapped trash bag, and properly disposed of. Litter MAY NOT be disposed of in the toilet. At McDonald Towers, litter MAY NOT be disposed of in the trash chute. Repeated violations will be considered a lease violation.
10. When an animal is left in the dwelling unit unattended it must be kept in a crate (cage) in case emergency entrance to a unit is necessary. If a tenant calls in a work order and the animal is in the dwelling unit, the animal must be caged or the work order will not be done.
11. In case of emergency where the animal is not caged, the City animal control officer will be called to remove the pet from the premises. This will also apply to any scheduled modernization work or pest control spraying.
12. Tenants must submit a signed document designating a third party who will take responsibility to remove the pet, within one hour, in the event of sudden illness, injury or death of the tenant. In the event that the designated party cannot be reached, or fails to act within 24 hours, the Housing Authority will turn the pet over to the Humane Society.
13. If a pet becomes vicious, displays symptoms of severe illness or demonstrates other behavior that constitutes an immediate threat to health or safety of the tenancy as a whole, the pet owner will be requested to remove the pet from the premises. If the owner refuses to do so, or is unable to be contacted, the City animal control officer will be called to remove the pet.
14. Pet owners will be charged for all damages caused by the pet, in or outside of the apartment including damage to landscaping or lawn.
15. Pets shall not be abused or mistreated. Any reports of animal abuse or mistreatment will immediately be turned over to the Cohoes Police.
16. Consistent complaints from other tenants for noise that disturbs the peaceful enjoyment of the other tenants may be grounds for removal of the pet and/or termination of tenancy.
17. Tenants may not have pets visit or be cared for in the developments.
18. Pets shall be cared for in a reasonable responsible manner, including, but not limited to being properly fed, sheltered, exercised and otherwise cared for.

FAILURE TO COMPLY WITH THE ABOVE REGULATIONS WILL BE GROUNDS FOR REMOVAL OF THE PET AND/OR TERMINATION OF TENANCY IN ACCORDANCE WITH THE LEASE AND OCCUPANCY POLICIES.