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CELESTE CLARK
PAMELA GOLDBERG
DONNA SUSINO
JOHN PIETRUNTI
MARK AIKINS, *Attorney*

NEPTUNE CITY HOUSING
AUTHORITY
NCHA

EXECUTIVE DIRECTOR AND
SECRETARY-TREASURER
BART J. COOK, ESQ., PHM
2000 SIXTH AVENUE
NEPTUNE CITY, NEW JERSEY 07753
TELEPHONE - 732-988-2540
FAX - 732-988-1587

PET POLICY/ RULES

STANDARD PET POLICY

Residents at the Neptune City Housing Authority Senior Citizen Building located at 2000 Sixth Ave., Neptune City, shall be permitted to have one pet, subject to the terms and conditions set forth in this Policy.

The purpose of these Policies/Rules is that a common household pet means: a dog, cat, bird, fish or turtle that is traditionally kept in the home for pleasure, rather than commercial purposes. A reptile, except for a turtle, is not considered to be a common household pet. Each apartment will be permitted to have one (1) four -legged animal and a tank for tropical fish (which tank shall not exceed 10 gallons) subject to the provisions set forth in this policy. This definition shall not include animals that are used to assist persons with disabilities- Doctor Note must be submitted

This policy shall not apply to pets that are used to assist people with disabilities as defined by Federal and State law.

No tenant shall be permitted to have a pet which weighs no more than twenty (25) pounds. No Exceptions.

Each Dog must be licensed with the Boro of Neptune City and an approved application must be made with our office before moving the pet into an apartment at the NCHA. Pet owners are required to pay a **\$200 Pet Security Deposit** which is in accordance with the Owner *and/or* the Homeowner Association rules and regulations. **Service Dogs are excluded.**

Certain Breeds of dogs are not permitted (Bully Breeds, Doberman's, German Shepard, Rottweiler, either pure or mixed) in NCHA Senior Apartment.

Each pet owner shall be liable for any damage caused by his/her pet. The pet owner will be required to reimburse NCHA for the real cost of any and all damages caused by his/her pet.

If the owner no longer has the pet, they will be reimbursed their deposit, minus any damage that may have been caused by pen, in approximately thirty (30 days)

Pet License: Each pet owner shall be required to comply with all Federal, State, County and Municipal Statutes, Ordinances and regulations concerning pet licensing of a pet. **No pet for which a license is required shall be permitted at the NCHA Senior Building.**

All pet owners **must present proof of pet inoculation/shots yearly** in accordance with State, County and Municipal law prior to bringing a pet onto the premises. Proof of inoculation shall be presented in the form of a certificate signed by a licensed veterinarian or State, or Municipal authority empowered to inoculate animals (or a designated agent of such an authority) stating that the pet has received all inoculations required by applicable State, County and Municipal law. Also, Veterinarian must verify breed.

Fair Housing Act

42 U.S.C. §§ 3601-19

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, because of race, color, religion, sex (including gender identity and sexual orientation), familial status, national origin, and disability. It also requires that all federal programs relating to housing and urban development be administered in a manner that affirmatively furthers fair housing.



PET RULES:

1. No pet shall be permitted outside of the apartment of the pet owner unless the pet is on a leash, or inside a container which will prevent the pet from running loose. Any pet found outside of the apartment without a leash shall be subject to a notice to cease by NCHA or we will call the appropriate animal agency to report.
2. Each Pet owner is responsible for the removal of any waste left by any pet on any portion of NCHA property, including the grounds outside. Animals are **not** allowed to either urinate or defecate in areas occupied by our residents' social areas or in front of the building.
3. Waste must be placed in the dumpster in a bag.
4. Pets are not allowed in community room during events
5. Pets owners are not allowed to sit with pet in 1st fl. Lobby Entrance area
6. Each pet owner shall be required to keep noise (barking) and Pet odors at an acceptable level and prevent any other disruptive activity that may cause a nuisance.
7. Tenants **will not** allow pets to create a disturbance by barking or otherwise creating a nuisance in accordance with *all* local and municipal regulations.
8. Infestation of a unit by fleas or other insects carried by his/her pet shall be the responsibility of the pet owner. Infestation of adjacent units or common areas attributable to a specific pet shall be the responsibility of the pet owner who shall be liable for the cost of correcting the infestation including, but not limited to, the costs associated with hiring a professional exterminator.
9. Each pet owner shall be required to provide NCHA with a written statement of the name, address and telephone number of at least one (1) substitute caretakers for the pet. The signature of each of these caretakers is required. In the event a pet owner is absent from the premises for more than six (6) consecutive hours, arrangements must be made for the pet to be placed under the care of some other person.

NCHA RULES FOR REFUSAL OF PETS

A pet is a common household pet as previously defined in paragraph one of this policy.

- If tenant repeated violates any applicable pet house rules
- If tenant brings in a pet without authorization the pet must be moved immediately, and that tenant will not be approved for pet ownership at NCHA
- The pet owner fails to follow our pet policy or does not complete registration with the Boro and does not provide management with pet license or vaccinations initially or annually will have not be able to have pet on NCHA property. All vaccinations mean, as outlined in both our local and State ordinances.
- The NCHA reasonably determines if pets can be kept on premises based on the pet owner's habit and practices. If the pet owner is unable to keep the pet with the Pet Policy compliance or within the pet rules outlined in their lease they will have to surrender pet.
- Lastly, a pet's temperament may be considered as a factor in determining the prospective pet owner's ability to comply with the pet rules and other lease obligations.

The NCHA shall notify the pet owner if it refuses to allow a pet. The notice shall include the basis for NCHA's action and shall be served on the pet owner.

Tenant Signature

Date

Management Signature

Date

Fair Housing Act

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