



EXECUTIVE DIRECTOR  
Ted Ortiviz

201 S. Victoria Ave. Pueblo, CO 81003-3434  
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**PET OWNERSHIP**

(ELDERLY / DISABLED, FAMILY, SCATTERED HOUSING & APARTMENT COMPLEXES)

FOR

THE HOUSING AUTHORITY OF THE CITY OF PUEBLO, COLORADO

PET FEE \$ .00  
(Non-Refundable)

DEPOSIT FEE \$ 200.00

NAME «Full Name» PHONE NUMBER                                 

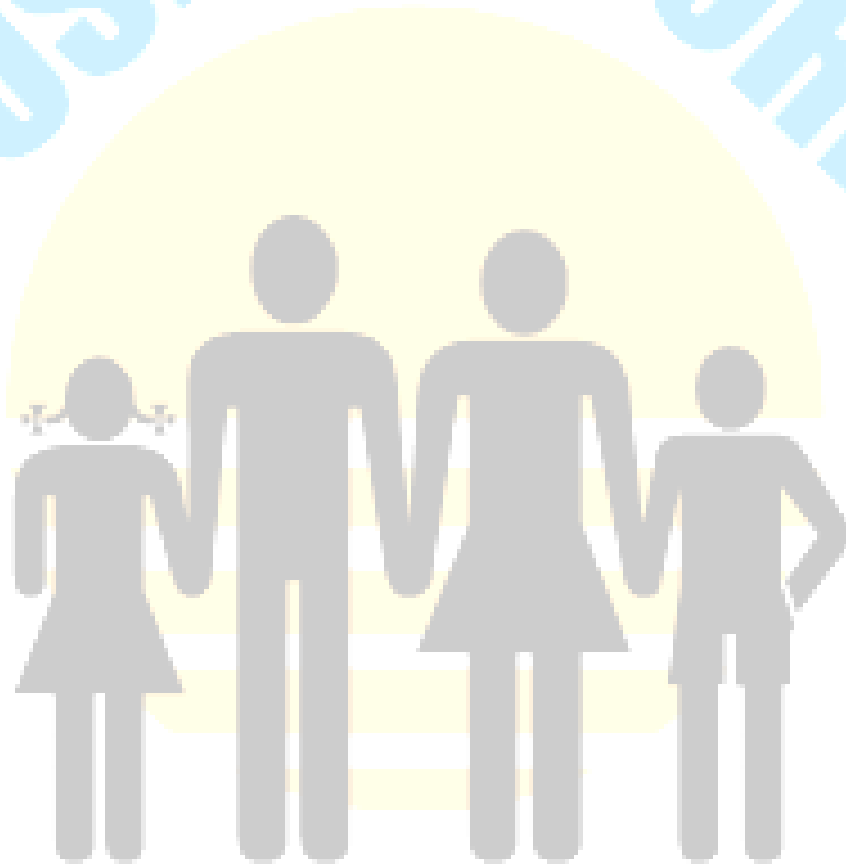
STREET ADDRESS «Unit Street Number»«Unit Street1»«Unit BoxApt Num», «Unit Zip»

DATE MAILED / DELIVERED TO RESIDENT \_\_\_\_\_ By \_\_\_\_\_

OF THE CITY OF  
**PUEBLO**



# HOUSING AUTHORITY



# OF THE CITY OF PUEBLO





## PET OWNERSHIP RULES

### (ELDERLY / DISABLED, FAMILY, SCATTERED HOUSING & APARTMENT COMPLEXES) FOR THE HOUSING AUTHORITY OF THE CITY OF PUEBLO, COLORADO

#### HOUSING AUTHORITY OF THE CITY OF PUEBLO

##### Pet Ownership Rules for Elderly / Disabled and Families

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, guinea pig and fish in aquariums. Reptiles of any kind, as well as mice and rats are prohibited. Exceptions can include small turtles in a terrarium. These definitions do not include any wild animal, bird of prey, dangerous fish, snakes, spiders, or other insects, or any farm animals.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owner shall have only one small cat or one dog. All four-legged, warm-blooded pets shall be **15 pounds** or less. The animal's height shall not exceed **twelve inches**; measurement will be from ground to top of the animal's back. Such limitations do not apply to a **service animal** used to assist a handicapped or disabled resident.
4. Pet owners shall license their pets yearly with the City of Pueblo, Colorado as required by law. The pet owner must show the HACP proof of rabies and distemper booster inoculations and licensing annually.

All registrations of pets with the HACP will be updated annually and the resident must provide HACP with: proof of license, inoculation, and a copy of veterinarian's records noting the date the pet was spayed or neutered. Veterinarian's records are to also include the date the pet was weighed and measured. An updated photograph of the pet is to be submitted at the annual registration of the pet. All pet owners will receive a pet sticker to display on the front door or for the window of the unit. The pet sticker will be good for one year. A fine of twenty-five dollars (\$25.00) will be assessed to the resident's account if the pet is registered and the pet sticker is not properly displayed on the front door or on the front window of the unit. There is a five dollar (\$5.00) charge for all replacement stickers. Any pet owner who fails to provide complete pet registration information or fails to annually update the required registration must remove the pet from HACP property.

5. All pets will be registered, deposits paid, all required paper work completed, pet weighed, measured and a photograph of the pet will be submitted to the Housing Manager for approval of registration of the pet.



6. All dogs and cats will wear a collar with identification tag, including phone number of resident, in the event of emergency.
7. Residents are required to have their cat or dog bathed and dipped for fleas periodically, receipt for this service may be asked for by the Housing Manager.
8. No pet owner shall keep a pet in violation of State or local health humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility of complying with such requirements.
9. 10/10/00 Pet Ownership-Elderly/Disabled & Family, etc.  
The pet owner shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished. If the animal is less than six (6) months old, resident must agree to have the appropriate procedures performed when the animal reaches the age of six (6) months. Exceptions to this requirement shall be granted only upon certification from a veterinarian that permanent harm may result from this procedure due to the pet's age or illness.
10. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or a dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
11. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for commercial purpose.
12. No pet owner shall keep a vicious or intimidating pet on the premises (i.e., pit bulls or any other vicious or intimidating breeds.) Any animal identified in local or State law or ordinance as dangerous or vicious will be prohibited. If the pet owner declines, delays or refuses to remove the pet from the premises, the HACP shall do so, in order to safeguard the health and welfare of other residents and HACP staff. The HACP will issue a three (3) day notice of proposed lease termination for threat to health and safety. Residents will not be entitled to a Grievance Hearing according to the Dwelling Lease.
13. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays, or refuses to remove the pet from the premises, the HACP shall do so. The HACP will issue a three (3) day notice of proposed lease termination for threat to health and safety. The resident will not be entitled to a Grievance Hearing according to the Dwelling Lease.
14. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or

unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.

15. The owner of a dog shall feed the animal at least once per day; take the animal for a walk twice a day or as needed for the animal to relieve his/her self. The pet owner shall remove all animal droppings. The pet owner shall not permit the dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives. The owner shall take the animal to a veterinarian at least once per year.

The HACP has imposed a separate Pet Waste Removal Charge of **twenty-five dollars (25.00)** for each occurrence of the pet owner's failure to remove pet waste in accordance with the prescribed rules.

16. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling in a sanitary condition at all times, as determined by the HACP.

10/10/00 Pet Ownership-Elderly/Disabled & Family, etc.

17. The pet owner shall keep the pet, dwelling unit, and surrounding areas free of fleas, ticks and/or other vermin. The resident is required to take whatever action necessary to insure that their pet does not bring any fleas or ticks into the building. The resident is responsible for the cost of flea, ticks and or other vermin extermination.
18. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
19. Resident agrees that the HACP staff shall have the right to remove any pet should the pet become or display symptoms or severe illness or demonstrate other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole. If the HACP requests that the resident remove the pet from the premises and the resident refuses to do so, or if the HACP is unable to contact the resident to make the request, the HACP may take such actions as deemed necessary, e.g. placing the pet in a facility that will provide the pet with care and shelter at the expense of the pet owner for a period not to exceed thirty (30) days.
20. Resident agrees that the HACP staff shall have the right to enter a dwelling unit where a pet has been left unattended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The HACP shall accept no responsibility for the pet under such circumstances.
21. Each pet owner shall pay a non-refundable pet fee of \$\_\_\_\_.00 and a refundable pet deposit of \$200.00. A refundable deposit of \$50.00 will be charged for aquariums. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet fee/deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives.



The HACP shall use the non-refundable pet fee only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The refundable deposit will be used, if appropriate, to correct damages caused the presence of the pet.

22. All residents, including the elderly and disabled, are prohibited from feeding, housing or caring for stray animals. Such actions shall constitute having a pet without permission of the HACP. Only registered pets are authorized to be kept in the dwelling unit. No substitutions are allowed. No other pet shall be permitted on the premises by the resident, their guests, or occupants except those animals trained to assist the disabled. **No pet sitting or visiting is allowed.**
23. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from HACP premises.
24. The HACP will not be responsible for any pet which gets out of a unit when maintenance employees or management staff enter for the purpose of making repairs or inspections. The family is responsible for removing the pet when maintenance or management is scheduled or assuring that a responsible family member is present to control the pet.
25. In addition to other inspections permitted under the original lease, the HACP may, after reasonable notice to the pet owner and during reasonable hours, enter and inspect the dwelling unit. These inspections will be conducted only if a written, signed complaint has been received or the Housing Manager has reasonable grounds to believe that the conduct or conditions of a pet in the dwelling unit constitutes a nuisance or a threat to the health or safety of the resident or other residents of the development.
26. No pets will be allowed in common areas (such as lobbies, laundry rooms, social rooms or common yard areas).
27. **If the pet's health is threatened because of the resident's inability to care for the pet due to the resident's illness, absence from the unit, or because of mistreatment of the pet, the HACP will notify the responsible person listed in the Pet Policy Addendum. If the individual is either unwilling or unable to care for the pet, or if the HACP is unable to contact the responsible party, the HACP will place the pet in a shelter for a maximum of thirty (30) days. If no responsible party is found, state or local authorities will be contacted.**
28. **The resident shall be responsible for arranging for burial or other disposal, off the premises, of pets in the event of the death of the pet.**

10/10/00 Pet Ownership-Elderly/Disabled & Family, etc.



29. **Liability for Damages, Cleaning, etc.:** The resident shall be liable for the entire amount of all damages caused by such pet and all cleaning, extermination, and deodorizing required because of such pet. This applies to floor coverings, doors, walls, drapes, wallpaper, landscaping or other improvements. If such items cannot be satisfactorily cleaned or repaired, resident must pay for complete replacement. Payment for damages, repairs, cleaning, replacements, etc., shall be due immediately upon demand.

**THE RESIDENT SHALL BE STRICTLY LIABLE FOR THE ENTIRE AMOUNT OF ANY INJURY TO THE PERSON OR PROPERTY OF OTHERS CAUSED BY SUCH PET AND RESIDENT SHALL BE LIABLE TO HACP FOR ALL COSTS OF LITIGATION AND ATTORNEY'S FEES RESULTING FROM SAME.**

30. If a resident, including a pet owner, breaches any of the rules set forth above, the HACP may revoke the pet permit and evict the resident or pet owner.

10/10/00 Pet Ownership-Elderly/Disabled & Family, etc.

**THIS IS A BINDING LEGAL DOCUMENT - READ IT CAREFULLY BEFORE SIGNING**

I have received a written copy of the HACP Pet Ownership Policy and pet rules. I hereby agree to comply with the HACP Pet Ownership Policy and pet rules. I acknowledge that any violation of these rules may be grounds for removal of the pet or termination of my tenancy or both in accordance with the provisions of the Dwelling Lease and state or local laws.

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
HACP Staff member

\_\_\_\_\_  
Date

\_\_\_\_\_  
\_\_\_\_\_  
**ALTERNATE CUSTODIAN FOR MY PET**





Custodian's first, middle and last name; post office box; street address; zip code; area code and telephone number:

\_\_\_\_\_

Name Address Phone #

Name Address Phone #

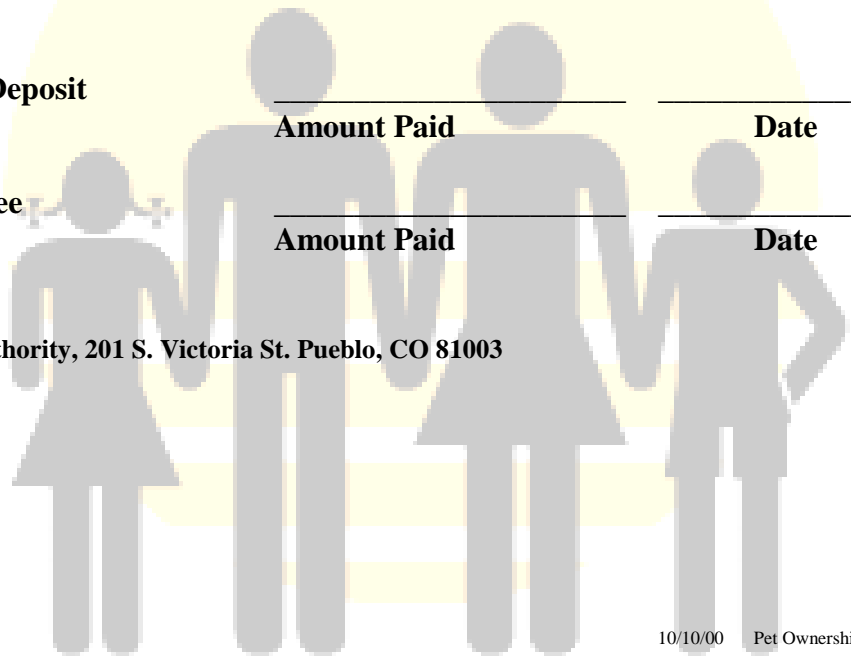
Name Address Phone #

Name Address Phone #

Refundable Damage Deposit Amount Paid Date

Non-refundable Pet Fee Amount Paid Date

Return to the Housing Authority, 201 S. Victoria St. Pueblo, CO 81003



10/10/00 Pet Ownership-Elderly/Disabled & Family, etc.

## HOUSING AUTHORITY OF THE CITY OF PUEBLO

Choice of Veterinarian:

Veterinarian Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_



# VETERINARIAN STATEMENT

**Resident**

**Name:** \_\_\_\_\_ «Full Name» **Address:** \_\_\_\_\_ «Unit Street Number» \_\_\_\_\_ «Unit Street1»  
\_\_\_\_\_ «Unit Street2» «Unit City», «Unit State» «Unit Zip»

**Home**

**Telephone Number:** \_\_\_\_\_ **Work Telephone Number:** \_\_\_\_\_

**Pet Name:** \_\_\_\_\_ **Type/Breed of Pet** \_\_\_\_\_

**Pet Weight:** \_\_\_\_\_ **Height:** \_\_\_\_\_ **Color:** \_\_\_\_\_  
(Height is to be measured from middle of back to the floor)

**PROOF OF THE FOLLOWING:**  
(Attach Copies of Certificates)

**RABIES VACCINATION CERTIFICATE - DATE** \_\_\_\_\_ **TAG #** \_\_\_\_\_

**CERTIFICATE OF NEUTERING/SPAYING - DATE** \_\_\_\_\_

**CITY REGISTRATION PET LICENSE NUMBER** \_\_\_\_\_

\*\*\*\*\*

**COMMENTS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Veterinarian Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

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