

PET AGREEMENT for DOGS and CATS

Head of Household: _____ Unit #: _____

Name of Animal: _____ Dog Cat

Breed or Type: _____ Weight: _____

This animal ___is/ ___ is not a Service Animal

Animal registration requirements:

- Registration & approval is required for all dogs & cats, including service animals & support animals and required *before* a resident brings them onto the premises.
- Registration & approval of all dogs & cats must be renewed annually.
- All dogs & cats must have a current license from the Nebraska Humane Society (renewed annually).
- All dogs & cat must be spayed/neutered, have all required vaccinations and be healthy and pest-free.
- All dogs must be housebroken, & all cats must be trained to use the litter box.
- Residents must provide OHA with contact information for a person who would be able to care for the family's animal in the event of death, incapacity, or absence of the owner.
- A refundable pet deposit of \$200 is due upon approval of this request. The pet deposit does not apply to service animals or assistance animals.
- A monthly pet fee of \$10 per month will be billed on a monthly basis. The pet fee does not apply to service animals or support animals OR elderly-designated developments (Kay Jay, Evans, Crown, and Underwood Towers).

Emergency Contact Name: _____ Phone: _____

Please check each of the following forms attached to this request:

- Nebraska Humane Society License _____
The City of Omaha requires annual licensing with the Nebraska Humane Society, renewed by March 15 of each year. Owners of dogs and cats must provide OHA with documentation of current NHS license renewal each year. This requirement applies to all dogs and cats on OHA premises, including service animals and assistance animals.
- Pet Spay/Neuter Certification signed by a licensed veterinarian or documented in NHS license
This requirement applies only to pets and does not apply to service animals or assistance animals, but is recommended for all animals.

Please initial each rule below to acknowledge that you have read and understand these requirements.

_____ **Threats to Health, Safety, & Welfare of Others:** OHA will not approve any animal, and may require the removal of any animal, when OHA has reliable objective evidence that the specific animal would pose a direct threat to the health, safety, or welfare of others.

_____ **Lease Termination:** OHA may terminate a resident's lease for unregistered dogs or cats, and for violations of OHA's policies and rules regarding any animals on OHA premises when the violation is a threat to health, safety, or welfare, including property damage.

_____ **Cleaning Up After Your Animal: Residents** are responsible for cleaning up after their animals to minimize unsanitary conditions and nuisance to the community. Residents must immediately clean up after their animals defecate. This includes any common areas and public spaces of OHA property, as well as neighboring properties and public space. Litter boxes must be kept inside the unit and maintained in a sanitary manner and litter should not be disposed of through the toilet or trash chutes. Residents will be charged a \$20 Pet waste removal if not cleaned up after.

_____ **Sanitary Conditions & Noise Nuisance:** Residents must maintain sanitary conditions in their units, and may not permit unsanitary conditions, foul or obnoxious odors, pests, or other conditions that threaten health, safety, or welfare. Residents must control the noise of their animals so that such noise does not constitute a nuisance to other residents.

_____ **Charges for Maintenance and Damages:** Residents shall be charged for maintenance or damages due to their animals, including but not limited to charges for pet waste removal; repair of damages to the resident's dwelling unit or OHA property; fumigation; and flea and pest elimination.

_____ **Alterations to Unit or Property:** Residents may not alter their unit or premises without prior approval from OHA. Installation of pet doors is expressly prohibited.

_____ **Animals Temporarily on the Premises:** OHA does not permit residents to temporarily care for an animal unless the animal has been approved and registered with OHA.

_____ **Where Animals are Permitted:** Pets are permitted only in the resident's unit, in outdoor areas where pet exercise is permitted, and in those common areas necessary to convey a pet between the unit and the pet exercise area. Pets are not permitted in other common areas of OHA premises. Service animals and support animals are permitted in any common areas of the housing premises where their resident owners are permitted.

_____ **Guests' Animals:** Guests are not permitted to bring any animals, including support animals, onto OHA premises without OHA's prior approval. Service animals are exempted as stated below.

_____ **Service Animals:** Service animals, as defined by the ADA, are permitted in any area where members of the public are permitted. A tenant's guest who requires a service animal may bring the service animal into any area where the guest is permitted, provided the guest is in the company of an OHA resident. OHA may require certification of the service animal's status. The OHA tenant is responsible for their guests at all times, including their guests' service animals.

_____ **Restraint of Animals in Common Areas:** Any time that an animal is outside of the resident's unit on OHA premises, it must be kept on a leash or carried or in an appropriate cage or carrier, and it must be under the control of the resident or other responsible individual at all times. In some cases, owners of service animals may require alternate methods of control, but the owner still has the obligation to maintain control of the animal at all times.

_____ **Restraint & Tethering of Dogs Outdoors:** City code requires all dogs to be securely restrained or tethered or controlled. OHA does not permit any dog to be tethered or chained outdoors for any period of time unless it is accompanied by an adult family member.

_____ **Restraint of Dogs Required When OHA Needs to Access the Unit:** When OHA needs to access the resident's unit for maintenance or inspections or other purposes, dogs must be restrained in a crate or separate room or otherwise under the effective control by an adult.

Certification of Responsibility for Care and Management of Animals & Compliance with OHA Policies: I acknowledge that I am responsible for the care and management of animals who reside with me, in accord with OHA's policies and rules regarding pets, service animals, and assistance animals.

Head of Household Signature: _____ Date: _____

FOR OHA USE: Date: _____

Registration is APPROVED DENIED Notice of denial mailed on date _____

Pet Service Animal approved by 504 Coordinator Assistance Animal approved by 504 Coordinator

Received:

Nebraska Humane Society License Pet Spay/Neuter Certification

If approved as a pet:

Two photographs of the animal. OHA will take pictures at the time of registration.

Pet Deposit \$200 Refundable

Pet Rent \$10/month in General Occupancy Developments

If approved as a service/assistance animal:

Service Animals or Assistance Animals Approval by 504 Coordinator (if applicable)

Two photographs of the animal. OHA will take pictures at the time of registration.

OHA Management Signature: _____