

**CHICO RANCHERIA
HOUSING CORPORATION**

Pet Policy

Pet Policy

Subject: Pet Policy	Number: 4
	Effective Date: 12/01/2014
Statute: Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) (P.L. 104-330 as amended by P.L. 105-276, P.L. 106-568, P.L. 107-292, and P.L. 108-393); Regulations 24 CFR §1000	Supersedes: 11/03/2003, 12/06/2010, 06/03/2013
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1 **SECTION I. PURPOSE**

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3 These rules are adopted in relationship to the intent of the Chico Rancheria Housing Corporation (CRHC)
4 to provide a decent, safe, and sanitary living environment for all residents, and to protect and
5 preserve the physical condition of properties administered by CRHC. Residents located in the
6 jurisdiction of the City of Chico are subject to Title 7 of the City of Chico Municipal Code. As a result,
7 approval for keeping pets or animals in houses administered by CRHC is conditioned on compliance with
8 this policy and Title 7 of the City of Chico Municipal Code (CMC 7).

9 **SECTION II. POLICY**

10
11 **1. RULES**

- 12 (a) Domesticated dogs, cats, birds, rodents, and fish in aquariums are the only types of pets
13 that can be authorized in the housing units.
- 14 (b) Residents are limited to a combination of no more than two (2) cats and/or dogs per unit.
- 15 (c) All pets must be current on vaccines including parvovirus, distemper, and rabies.
- 16 (d) All dogs should be treated with heartworm vaccine.
- 17 (e) All dogs must be licensed.
- 18 (f) All cats and dogs should be spayed or neutered.
- 19 (g) Pets must be leashed at all times while in public areas.
- 20 (h) Pet owners must immediately clean up after their pets and are responsible for properly
21 disposing of pet waste.

22 **2. NUISANCES AND THREAT TO HEALTH OR SAFETY**

- 23 (a) The pet and its living quarters must be maintained in a manner to prevent odors and any
24 other unsanitary conditions in the pet owner's unit and surrounding areas.
- 25 (b) The lessee(s) is/are responsible for the actions of pet(s). If pet(s) harms any other persons;
26 damages any property; or disturbs the peace of neighbors through noise, order, animal waste,
27 or other nuisance; such action may result in the termination of the lease or rental agreement
28 and may include criminal prosecution and/or additional civil lawsuit.
- 29 (c) Any animals deemed to be potentially harmful to the health or safety of others, including
30 attack or fight trained dogs, are not allowed and will not be tolerated.

31 **3. AUTHORIZATION PROCEDURE**

- 32 (a) Residents must have prior written approval from CRHC before moving a pet on the premises
33 or into their housing unit.
- 34 (b) Pets are only allowed in single family units; pets are not allowed in multi-family units, unless
35 the pet is a certified service animal.
- 36 (c) Residents must request approval on the CRHC *Pet Authorization Form*, which must be
37 completed before CRHC will approve the request.

1 (d) All lessees requesting pet authorization must sign an affidavit:

2 (1) certifying that they have read and understand this Policy and agree to comply fully with
3 its provisions. Such affidavit shall also state that failure to comply with this Policy may
4 constitute reason for removal the pet(s), and that failure to immediately remove the
5 pet(s) from the premises, if requested by management to do so, may result in the
6 termination of the lease or rental agreement.

7 (2) accepting responsibility for the actions of pet(s) stating that if pet(s) harms any other
8 persons; damages any property; or disturbs the peace of neighbors through noise, order,
9 animal waste, or other nuisance; such action may result in the termination of the lease
10 or rental agreement and may include criminal prosecution and/or additional civil lawsuit.

11 (3) certifying their pet(s) is not potentially harmful to the health or safety of others, and
12 that their dog(s), if any, is not trained as attack or fight trained dog(s).

13 (4) certifying that they will immediately submit an updated pet authorization form to
14 CRHC upon the death or removal of any pet listed on the current pet authorization
15 form and shall not permit any new pet on the premises until authorization to do so
16 is received from CRHC.

17 (e) All lessees occupying single family homes that do not currently have pet(s) must sign an
18 affidavit certifying that they do not have any pet(s) and shall not permit any pet(s) on the
19 premises unless, and until, pet authorization is received should they consider pet(s) in the
20 future.

21 **4. ADDITIONAL SECURITY DEPOSIT**

22 After June 3, 2013, an additional security deposit of one hundred dollars (\$100.00) is required
23 to be paid by all lessees prior to the pet(s) being permitted on the premises.