



VILLAGE OF CANTON HOUSING AUTHORITY

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Canton, NY 13617

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The Village of Canton Housing Authority: Pet Policy

The Village of Canton Housing Authority does comply with Federal regulations and will permit a common household pet in accordance with this policy. Common household pets as authorized by this policy means a domesticated animal such as a dog, cat, fish, birds, and turtles. Any animals not permitted in residential units by state or local laws may not be kept by VCHA residents, including, but not limited to, exotic or wild animal or snakes.

All tenants and applicants will read and sign a copy of this policy upon moving in and every year for your recertification.

1. Dogs are not to exceed twenty-five (25) pounds, or fifteen (15) inches in height at full growth. Such limitations do not apply to an assistive animal (as defined in FHEO-2020-01) used to assist a resident with a disability.
2. Cats and dogs must be spayed/neutered and housebroken.
3. Only one pet per household.
4. Pets must be on a leash when not in apartments. Under no circumstances is any animal to be tethered/tied to any type of in-ground stakes, runners, or clothes lines.
5. Pet owners need to have their pets licensed annually and up to date on rabies shots as required by NYS Law. Must bring proof to the VCHA office. VCHA will keep a copy of all records. A picture of your pet will also be mandatory.
6. Pets that are not registered with VCHA are not allowed on any VCHA properties. NO VISITING PETS ALLOWED unless they are service or emotional support animals.
7. Owners must make arrangements for the care of their animals if they are going to be away for more than 10 hours. If your animal is alone for more than 24 hours, VCHA will contact the appropriate state or local authority to remove and care for the animal.
8. All owners will be responsible for any damage caused by their pets.
9. Birds include canaries, parakeets, finches, and other species that are kept caged. Fish tanks or aquariums are not to exceed 50 gallons. Turtles are the only reptiles allowed and must be in their appropriate enclosures. Turtles must not exceed 3 pounds.
10. Pets are not permitted in the VCHA's offices, community rooms, laundry rooms, on the playground in Law Lane or any other common area except when in transit from the apartment to the outdoors.

If a resident, including a pet owner, breaches any of the rules set forth above, the Village of Canton Housing Authority may revoke the pet permit and evict the resident or pet owner.

Tenant Obligations:

1. Cat owners must provide a litter box inside their apartment. Litter boxes should be cleaned at least once a week. For tenants in 37 and 35 Riverside Drive apartments, **cat litter is to be put in sealed plastic trash**



bags in the appropriate dumpsters located outside. At no time is cat litter to be placed in the trash rooms.

2. Dog owners are to pick up after their dogs when they are finished and place the trash bags in the appropriate dumpsters located outside. For 35 and 37 Riverside Drive, **pet feces are to be placed in the appropriate pet waste receptacles.**
3. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner's housing unit for the purpose of handling or cleaning the cage but shall not generally be unrestrained. Cages should be cleaned at appropriate intervals **and all waste from cages should be disposed of in sealed plastic bags in the appropriate dumpsters located outside.**
4. Pets should be appropriately and effectively always restrained and under the control of a responsible individual. Owners must always keep their pets under control.

The VCHA may initiate procedures for termination of residency based on the Pet Policy violation if:

1. The pet owner has failed to remove the unauthorized pet or correct a Pet Policy violation within the time period specified; or
2. The Pet Rule violation is sufficient to begin procedures to terminate residency under the terms of the lease.

Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to fully indemnify and hold harmless the Village of Canton Housing Authority from all claims, causes of actions, damages, or expenses, including attorney's fees due to damages to either persons or property, including death, resulting from the action or activities of his or her pet.