



# Boulder County Housing Authority

## Pet Policy



Effective Date: September 20, 2017

P.O. Box 471, Boulder CO 80306-0471 | P: 303.441.3929/F: 720.564.2283 | [www.bouldercountyhousing.org](http://www.bouldercountyhousing.org) | Email: [hoinfo@bouldercounty.org](mailto:hoinfo@bouldercounty.org)

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This Policy applies to pets only. It is not applicable to Service Animals or Assistance Animals to aide a person with a disability. Service Animals and Assistance Animals are not subject to the same guidelines.

Residents requiring a Service Animal or Assistance Animal should contact their Property Manager to discuss requirements. Service Animals that meet ADA (the Americans with Disabilities Act of 1990) requirements do not require a reasonable accommodation and may go anywhere the public is allowed to go on BCHA-controlled property. Assistance Animals require the Resident to request approval from the Reasonable Accommodations Committee for the Assistance Animal to live in the Resident's unit.

### DEFINITIONS

**“Pet”** is defined as a domestic dog or a cat kept for pleasure.

**“Confined Animal”** is defined as a type of animal in the household that is confined or caged, such as birds, rodents, tropical fish, reptiles and insects.

**“Resident”** is defined as any resident, tenant, occupant, household member, and/or family member who reside(s) at a BCHA property.

### REQUIREMENTS

1. Any Resident requesting approval for a pet or confined animal must submit a recent picture of the animal, copies of vaccination records, verification that their pet has been spayed or neutered, and proof of licensing (if required by the local municipality where the property is located). **All pets are subject to an interview with the Property Manager prior to approval and a 30-day check-in after initial approval.**
2. All pets, including confined animals, must be approved by the Resident's Property Manager prior to moving to the unit.
3. Each household may keep up to two (2) pets.
4. Confined animals may be kept in addition to pets based on approval by the Property Manager. Residents are limited to two (2) birds and/or rodents; tropical fish and reptile aquariums may not exceed one 10-gallon container. All aquariums must have a lid.
5. A pet's weight may not exceed seventy (70) pounds.
6. A dog's or cat's age must be more than one (1) year.
7. All pets must be spayed or neutered, current on their vaccinations and licensed as required by the local municipality where the property is located prior to moving to the unit.
8. BCHA reserves the right to deny any pet or confined animal based on breed (as determined by municipal code), species and/or behavior.
9. If a pet or confined animal is approved to reside in the household, the Resident will be required to sign a Lease Addendum that states the owner's responsibilities and penalties for violations.



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## PET FEES AND DEPOSITS:

On or before the date (a) pet(s) move(s) into the Property, the Resident will pay BCHA a **one-time non-refundable pet fee of \$150 that covers all pets in the household** in addition to the security deposit required for the unit, upon execution of this addendum, and a **refundable pet deposit of \$150 for each pet (exceptions made for specific properties due to funding source)**. This deposit is refundable only at the end of the lease if no damage costs are incurred even if the pet is removed no longer resides at the Property (**exceptions made for specific properties due to funding source**). The deposit will be returned at the end of the lease term if no damage fees have been incurred. The deposit must be paid before the pet enters the home and must be submitted in certified funds, such as a money order. Checks will not be accepted.

A Resident who keeps a pet without BCHA approval may risk lease termination.

If the Resident fails to comply with any part of this Policy, BCHA reserves the right to revoke permission to keep the pet(s) at the Property. In the event this occurs, the Resident agrees to permanently remove the pet(s) from the Property within 48 hours of receiving written notice from BCHA. Failure to comply shall be grounds for immediate termination of the Resident's Lease Agreement.

I, the Resident, accept financial responsibility for the entire amount of any damages or injury to persons or property that may occur because of my pet(s). I understand that violations of any of these rules may be grounds for removal of my pet(s) and/or termination of my tenancy.

## SIGNATURES

\_\_\_\_\_  
Head of Household (over age 18) - «First\_Name» «Last\_Name»

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident (over age 18) - Name:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident (over age 18) - Name:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident (over age 18) - Name:

\_\_\_\_\_  
Date

\_\_\_\_\_  
BCHA Property Manager -

\_\_\_\_\_  
Date

The Housing Authority of the County of Boulder, Colorado does not discriminate on the basis of handicapped Initial Status in the admission or access to, or treatment or employment in, its federally assisted programs or activities," within all materials and publications made available to applicants, tenants, and employees.