



Pet Policy

This policy establishes the rules and conditions under which a pet may be kept at Janice Brooks Bay, (Robert Gordon Plaza, Eva-Garcia Mendoza Plaza, Palo Verde, Brown Homes, and NSP/Scattered sites) a Southern Nevada Regional Housing Authority affordable developments. The primary purpose of these rules is to establish reasonable requirements for the keeping of common household pets in order to provide a decent, safe and sanitary environment for existing and prospective tenants,

This policy does not apply to Assistive Animals that reside in Southern Nevada Regional Housing Authority properties. It does not limit or impair the rights of persons with disabilities, or affect any authority the Southern Regional Nevada Housing Authority has under other legal provisions to regulate animals that assist persons with disabilities.

Violations of this policy shall be considered a violation of a material term of the lease.

The development manager may require the removal of a pet upon violation of these rules, or may commence eviction procedures. The appeal procedures that apply to other eviction actions, including the right to a grievance hearing, shall apply to violations of these rules.

Any animal found at Janice Brooks Bay-owned or managed outdoor or common areas without a proper license, tags and restraint shall be reported to the Animal Control Unit or other applicable authority for its removal.

DEFINITIONS

Pet – a domesticated animal of a species that is commonly kept as a household pet in the community. A cat, dog, or canary is an example of a domesticated animal that is commonly kept as a household pet. A monkey, snake or spider is an example of an animal that is not commonly kept as a household pet in the community.

Assistive Animal – an animal which provides assistance, service, or support to a person with disabilities and which is needed as a reasonable accommodation to such individual with disabilities (for example, a dog guiding an individual with impaired vision or alerting an individual with impaired hearing). An Assistive Animal shall be counted in the number of pets kept in a household.

TYPES AND NUMBER OF PETS ALLOWED

1. A maximum of two pets: a cat or a dog, and either a caged bird or birds, or a fish tank not to exceed 20-gallons will be allowed in studio, one, two, or three-bedroom apartments. However, in place of the fish tank or the bird cage an animal cage of equivalent size housing a reasonable number of hamsters, guinea pigs, ferrets or gerbils may be kept. A reasonable number shall be the number of animals or fish that may be kept in a similarly sized cage or tank as recommended by a veterinarian.



2. Only domesticated, common household pets will be allowed. Pets of vicious or aggressive disposition deemed by management to be potentially harmful to the health and safety of others are prohibited.
3. Livestock, poisonous reptiles, amphibians or fish, rodents except for hamsters, guinea pigs or gerbils, snakes, birds of prey, insects, and arachnids are strictly prohibited.
4. Also prohibited are Doberman Pinschers, Pit Bulls, Rottweiler's and any mixed breed dog with identifiable characteristics specific to one of these breeds. Currently owned pets of these breeds or types will not be permitted to stay.
5. No pet will be permitted which is expected to exceed 60 pounds in weight at maturity. All dogs and cats over the age of 6 months must be spayed or neutered unless the resident provides a certification from a licensed veterinarian that such procedure would jeopardize the medical well being of the pet.
- 6.) Animal Addendum must be executed and additional pet deposit paid at time of execution of lease agreement.
- 7.) It is strongly recommended residents carry pet insurance.

Resident (Date)

Resident (Date)

Landlord (Date)