

Policy on Pets and Housing

Pet-Inclusive Guidance and Policy Concepts for Consideration

Section 1: General Provisions

1.1 Any restrictions on the weight or size of common household pets must be based on a clear and reasonable justification, such as improper property conditions, compliance with local regulations, or insurmountable health and safety concerns. Restrictions shall not be imposed arbitrarily or in a manner that effectively prohibits pet ownership.

1.2 A landlord shall not restrict a tenant from maintaining, owning, or housing any breed of dog in or on the premises of the dwelling unit, if the property allows dogs.

Section 2: Pet Restrictions

2.1 A landlord shall not implement pet restrictions beyond the limits outlined in Section 1 without reasonable justification.

2.2 Any restriction must be based on legitimate, explicit, and insurmountable health, safety, or structural integrity concerns.

Section 3: Pet Fees

3.1 A landlord shall not impose any non-refundable pet fee on a tenant for maintaining, owning, or housing a pet in or on the premises of the dwelling unit.

3.2 Unless prohibited by law, a landlord may collect a one-time, refundable pet deposit of up to 25% of one month's rent, with a maximum of \$500, per pet.

3.3 Unless prohibited by law, a landlord may charge a capped monthly pet rent - equivalent of up to 1% of one month's rent, not to exceed \$25/pet/month. A landlord may only charge this capped monthly pet rent if they are incurring costs directly related to maintenance and amenities that directly benefit the pet and pet owner.

Section 4: Liability Coverage

4.1 A landlord may require tenants with pets to maintain reasonable insurance coverage to cover potential damages caused by the pet.

4.2 Any insurance requirement must be applied uniformly and shall not be used to indirectly prohibit pet ownership.

Section 5: Temporary Housing

5.1 Tenants residing in temporary housing arrangements shall be afforded the same rights regarding pet ownership as tenants in permanent housing, unless a reasonable justification is provided.

5.2 Any restrictions on pets in temporary housing must be clearly communicated to tenants and justified based on explicit, legitimate concerns.

Section 6: Pet Agreements & Animal Addenda

6.1 A landlord can require a pet agreement as an addendum to the lease agreement or written into the lease terms.

6.2 Animal addenda can specify guidelines and expectations for pets, as long as these do not conflict with other policy sections.

6.3 Examples of items that might be included in an animal addendum include leashing expectations, prompt waste removal, vaccinations, spay/neuter, and licensing.

6.4 Through such an animal addendum, residents and their pets must adhere to any written policies, with an exception of consequences for violations.

Section 7: Enforcement and Compliance

7.1 Any disputes arising under this policy shall be resolved through mediation or legal channels as appropriate.

7.2 Tenants have the right to challenge any pet-related restrictions that do not meet the reasonable justification standard outlined in this policy.

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