

## SANTA FE COUNTY

Resolution No. 2001 059

1901257

RESOLUTION APPROVING THE SANTA FE COUNTY  
HOUSING AUTHORITY'S PET POLICY

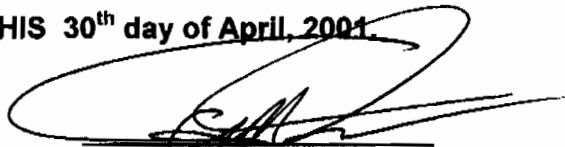
WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (referred to as the "the public housing reform act") added Section 31 to the United States Housing Act of 1937. On July 10, 2000, the Department of Housing and Urban Development published the final rule amending 24 CFR part 960 implementing Section 31; and

WHEREAS, Section 31 establishes pet ownership requirements for residents of public housing other than public housing developments for the elderly or persons with disabilities; and

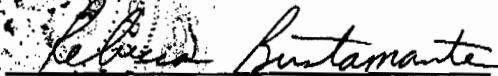
WHEREAS, the Housing Authority has reviewed the final rule for Pet Ownership in Public Housing and has created a Pet Policy.

NOW THEREFORE BE IT RESOLVED, by the Santa Fe Board of County Commissioners that the Pet Policy (exhibit A) be approved.

APPROVED, ADOPTED, AND PASSED THIS 30<sup>th</sup> day of April, 2001.

  
Paul Duran, Chairman  
Board of County Commissioners

ATTEST

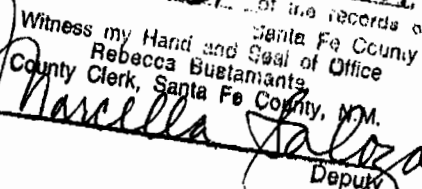
  
Rebecca Bustamante, County Clerk

Approved as to Legal Form:

  
Office of the County Attorney



1155.371  
COUNTY OF SANTA FE  
STATE OF NEW MEXICO } SS  
I hereby certify that this instrument was filed  
for record on the 9 day of May A.D.  
20 01 at 8:11 o'clock a.m.  
and was duly recorded in book 1901  
page 257-261 of the records of

Witness my Hand and Seal of Office  
Rebecca Bustamante  
County Clerk, Santa Fe County, N.M.  
  
Marcela Salazar  
Deputy

## SANTA FE COUNTY

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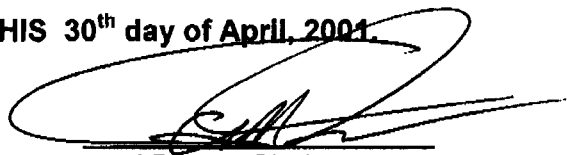
WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (referred to as the "the public housing reform act") added Section 31 to the United States Housing Act of 1937. On July 10, 2000, the Department of Housing and Urban Development published the final rule amending 24 CFR part 960 implementing Section 31; and

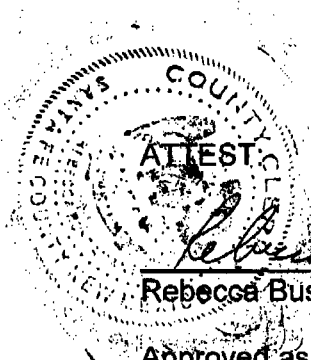
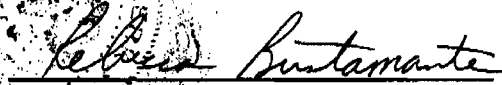
WHEREAS, Section 31 establishes pet ownership requirements for residents of public housing other than public housing developments for the elderly or persons with disabilities; and

WHEREAS, the Housing Authority has reviewed the final rule for Pet Ownership in Public Housing and has created a Pet Policy.

NOW THEREFORE BE IT RESOLVED, by the Santa Fe Board of County Commissioners that the Pet Policy (exhibit A) be approved.

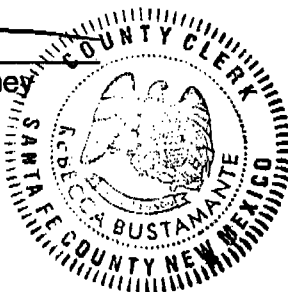
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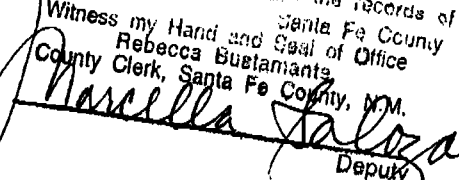
  
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Deputy

ATTACHMENT A

**SANTA FE COUNTY HOUSING AUTHORITY  
PET OWNERSHIP POLICY**

1901258

SFC CLERK RECORDED 07/20/2004

Residents of Santa Fe County Housing Authority may own and keep pets within the property of their dwelling unit. The Housing Authority must approve of any animal except for caged birds, fish, and Seeing Eye, Hearing Ear, or other assistance animals. Animals that provide assistance, support, or service persons with disabilities and are needed as a reasonable accommodation to such individuals, are not "common household pets," covered by this policy. Rather, they are Assistive animals, necessary to provide the individual with an opportunity to use and enjoy the dwelling to the same extent as residents without disabilities. This exclusion applies to such animals that reside in public housing, as that term is used in 24CFR 960.703, and such animals that visit these developments.

**The following general conditions must be met.**

1. Pet size is restricted to small animals less than twenty (20) pounds.
2. The number of pets per household will be limited to one (1) animal per household. In no case shall a tenant have more than one pet in the unit, except for fish, birds, and small caged mammals. The Housing Authority reserves the right to limit the number of fish, birds and small caged mammals, and use its discretion in doing so.
3. Pet owners will be required to pay a \$100.00 pet deposit, which will be refunded at termination of occupancy if there are no damages caused by the animal.
4. Before any pet can be admitted to a dwelling unit, the tenant must submit the following documentation to the Housing Authority: A signed statement by a licensed veterinarian, verifying that the pet is in good health, has no communicable diseases, has been immunized, and in the case of dogs and cats, has been neutered, or spayed. Pet owners must also provide the Housing Authority with a copy of the license before the pet is allowed on Housing Authority property.
5. All pets (except for caged birds, fish, and assistance animals) must be registered with the Santa Fe County Housing Authority. Before the pet is brought onto the premises and at the annual re-examination of the tenant's lease, the tenant must provide proof of shots and a current license.
6. All pets must be housed within the tenant's property.
7. All cats and dogs must be kept on a leash when not in the unit and on Housing Authority property and must be accompanied by a person able to control them at all times. Animals may not be let out on their own to run loose or prowl the neighborhood.

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PET OWNERSHIP POLICY**

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8. In case of verified complaints that an animal is causing a disturbance or nuisance, the Housing Authority may require the pet owner to remove the pet. Failure to do so may be grounds for eviction.
9. All cats and dogs will be required to wear a current county tag, a valid rabies tag, and a tag bearing the name, address and telephone number of the owner.
10. It is the pet owner's responsibility to immediately dispose of all waste material produced by the animal anywhere on the premises Housing Authority property. Waste material must be placed in a tied, plastic bag and disposed of properly. All Residents with pets will be required to purchase and maintain renters insurance. Proof of renters insurance must be submitted to the Housing Authority.
11. The pet owner is solely responsible for any costs resulting from their animal biting or attacking another Resident or their guests.
12. Pet owners must sign an amendment to their lease when they acquire the pet. Visitors are not allowed to bring pets onto the Housing Authority property.
13. The pet owners will be financially responsible for repairs or damages due to the presence of the pet, (i.e., clogged drains, damaged woodwork, walls, doors or the damage done to the property of other tenants).
14. Failure to abide by the rules of this Pet Policy may result in termination of the lease or eviction. The Housing Authority's grievance procedures will be applicable to all individual grievances or disputes arising out of violations or alleged violations of this pet policy.
15. If there is a question about interpretation of this policy, the applicable federal regulations shall govern.
16. Pet food containers and water must be within the Resident's unit. Residents will not deposit food, water, or table scraps outdoors. Residents will not feed and water stray pets.
17. The Santa Fe County Housing Authority reserves the right to remove or require the removal of any pet at any time for reasons of neglect or abuse, damage or infestation caused by the pet or for disturbing or threatening persons other than the owner, including Housing Authority employees, neighbors, tenants, and children. "Disturbing" includes noise, odor, allergic reactions, barking, biting, scratching and fighting with other pets.
18. Any resident, who is required to remove his/ her pet and does not, will be subject to eviction.

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**ATTACHMENT A**

**SANTA FE COUNTY HOUSING AUTHORITY  
PET APPLICATION/ REGISTRATION**

1901261

SFC CLERK RECORDED 07/20/2004

DATE: \_\_\_\_\_

TENANT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE & ZIP CODE: \_\_\_\_\_

PHONE #: \_\_\_\_\_

PET NAME: \_\_\_\_\_ TYPE OF PET: \_\_\_\_\_

BREED: \_\_\_\_\_ COLOR: \_\_\_\_\_ WT.: \_\_\_\_\_

VETERINARIAN NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE & ZIP CODE: \_\_\_\_\_

PHONE #: \_\_\_\_\_

DATE OF VETERINARIAN CERTIFICATION OF PET HEALTH: \_\_\_\_\_

Copy of certification along with a picture of the animal must be kept on file.

NAME OF PERSON WHO WILL PROVIDE TEMPORARY CARE FOR PET (S) IN  
CASE OF EMERGENCY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE & ZIP CODE: \_\_\_\_\_

PHONE #: \_\_\_\_\_

**FOR CATS AND DOGS**

RABIES SHOT: YES \_\_\_\_\_ NO \_\_\_\_\_

TAG EXPIRATION DATE: \_\_\_\_\_

This attached registration will serve as official registration of all pets and become part of the resident's file.

I, \_\_\_\_\_, have read and understand all the provisions of the Santa Fe County Housing Authority's pet policy. It has been explained to me and I am in complete agreement that I am personally liable for the actions of my pet. Furthermore, I agree to incorporate this document and the provisions of the pet policy as an amendment to my current dwelling lease agreement.

Executed this \_\_\_\_\_ date of \_\_\_\_\_

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Executive Director's Signature

\_\_\_\_\_  
Date

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SANTA FE COUNTY HOUSING AUTHORITY  
PET APPLICATION/ REGISTRATION

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CITY: \_\_\_\_\_

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PHONE #: \_\_\_\_\_

PET NAME: \_\_\_\_\_ TYPE OF PET: \_\_\_\_\_

BREED: \_\_\_\_\_ COLOR: \_\_\_\_\_ WT.: \_\_\_\_\_

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