



8 BENTON STREET
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GUIDELINES FOR RESPONSIBLE PET OWNERSHIP ELDERLY/DISABLED HOUSING

These policy guidelines are for the management and residents of the Middleborough Housing Authority to help meet the needs of pets, pet-owning tenants, and non-pet-owning tenants, while supporting management responsibilities, in pursuit of health, happiness, and peaceful coexistence within the community. Tenants are limited to one animal.

IMPORTANT

Before a pet is approved, pet owners are required to:

- Submit a Pet Application Form
- Schedule a pet interview if applicable
- Submit all required documentation about the pet
- Provide information for two Alternate Caretakers

Any tenant who wishes to keep a currently owned pet or acquire a new one must provide the requested information. This list is designed to help you track the steps needed to facilitate your pet's acceptance into a Middleborough Housing project.

CHECKLIST

- Pet application
- Photo of Pet (either attached or emailed to alyson@middleboroha.org)
- Verification of spay or neuter, or a letter from a veterinarian to that effect
- Alternate Caretakers
- Current license and proof of vaccination if applicable
- Signed Pet Rider

Middleborough Housing Authority Pet Policy

TENANTS RESIDING AT NEMASKET OR RIVERVIEW MAY KEEP ONE PET. PETS ARE NOT ALLOWED AT ARCHER COURT

- Any tenant who wishes to keep a companion animal must submit a pet application. The Housing Authority reserves the right to verify references for prior pet ownership. If management determines that a pet is inappropriate, management will notify the tenant in writing. Permission for a specific pet will not be unreasonably withheld. The tenant must sign the Lease Pet Rider immediately. A companion animal is limited to one, except for fish. A tank may not hold more than 50 gallons.
- A companion animal is a common household pet, such as a dog, cat, bird, guinea pig, gerbil, hamster, rabbit, or fish. Reptiles and birds of prey are not household pets. Pets other than cats and dogs must have suitable housing, e.g., cages or aquariums. An assistance animal is an animal that provides assistance, service, or support to a person with disabilities and is needed as a reasonable accommodation for that individual (for example, a dog guiding an individual with impaired vision or alerting).
- The mature size of newly acquired dogs is generally limited to a weight of no more than 40 pounds. However, a dog's size is not directly related to its desirability. Each animal shall be considered for its individual merit based on the available facilities.
- Dogs of a vicious or aggressive disposition will not be permitted. Due to the age and behavioral characteristics of puppies and kittens, applications for ownership of such young animals shall be reviewed more closely before approval.
- All dogs and cats over six months of age must be spayed or neutered. If health problems prevent spaying or neutering, a veterinarian's certificate will be required for the pet to become a resident of the development, and exceptions will be at the Executive Director's discretion.
- Residents are expressly prohibited from feeding or harboring stray animals.

Standards of Pet Care

- Pet owners shall provide adequate care, nutrition, grooming, exercise, flea control, routine veterinary care, and annual inoculations.
- The pet owner will restrain the pet and prevent the pet from gnawing, chewing, scratching, or otherwise defacing doors, walls, windows, and floor coverings of the unit, other units, and common areas, as well as shrubs and landscaping of the facility.
- Pets must not be tied outside or left unattended on a patio, deck, or porch at any time.
- Tenants will not alter their unit, patio, deck, or any other outdoor area to create an enclosure for an animal.
- Pets must always be restrained when outside the apartment on development property. No pet shall be loose in hallways, community rooms, or other common areas.
- Pets will not be allowed to disturb other tenants' health, safety, rights, comfort, or quiet enjoyment. A pet will not create a nuisance for neighbors through excessive barking, whining, chirping, or other unruly behavior.
- No pet is to remain unattended or without proper care for more than 24 hours, except a dog, which may be unattended for no more than 12 hours. A pet left unattended or whose health is jeopardized by the Tenant's neglect, mistreatment, or inability to care for the animal shall be reported to the appropriate

authorities. Such circumstances shall be deemed an emergency, authorizing MHA and Middleborough Animal Control to remove the animal from the unit and premises.

Liability

- The pet owner shall be liable for the entire cost of all damages caused by the pet to property within the apartment and in the common areas and grounds. The pet owner is responsible for all cleaning costs incurred because of the pet, including, but not limited to, removing fleas and odor. If fleas carried by the pet infest an apartment, the pet owner will be responsible for the cost of pest removal services. Infestation of adjacent apartments or common areas attributable to a specific pet shall be the pet owner's responsibility, and the pet owner shall be liable for the cost of correcting the infestation.
- Residents who own a dog or cat are strongly urged to obtain pet liability insurance for their protection. Most insurance companies offer pet liability insurance. MHA is not responsible for any action, injury, or damage caused by any tenant's pet. The pet is the tenant's sole responsibility. MHA assumes no liability for the tenant's failure to control the pet. It is recommended that the tenant purchase liability insurance for this purpose.

Sanitation

- The pet owner is responsible for cleaning up after the pet inside the apartment and anywhere on the development property. The owner should carry a "pooper scooper" and disposable plastic bags. All waste will be bagged and disposed of in the dumpster. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a bathroom, as this will cause blockages. Tenants will be responsible for the cost of repairing or replacing any damaged toilets or pipes.
- The pet owner will keep the unit and its patio or deck, if any, clean and free of pet odors, insect infestation, waste, and litter, and maintain the unit in a sanitary condition at all times.
- Pet blankets and bedding must not be cleaned or washed in the laundry room for hygiene.
- Each pet owner is responsible for deodorizing pet odors within and around the apartment. If management is required to take measures to address any problems related to such odors, the pet owner will be responsible for these services.

Emergency Procedures

- An emergency is any situation that threatens a person's or an animal's immediate health and safety. In an emergency, if management cannot reach the alternate caretakers (or they are unable or unwilling to respond), management reserves the right to enter the apartment and remove the pet with Animal Control.

These guidelines were jointly developed and periodically updated by the Massachusetts Society for the Prevention of Cruelty to Animals (MSPCA), the Executive Office of Housing and Livable Communities (EOHLC), and the Massachusetts chapter of the National Association of Housing and Redevelopment Officials (NAHRO).

Adopted: September 17, 2008
Revised: March 20, 2024



PET APPLICATION

I would like to submit an application to the Middleborough Housing Authority to allow the pet described below to reside in the dwelling located at _____.

Name Of Owner(s) _____

Address _____

Telephone Number _____

Dog Cat Fish Bird Other

Pet name _____

Breed (if applicable) _____

Approximate Age _____

Provide a photo (you can email or attach a photo to the application)

Approximate Weight _____

Rabies Vaccine attached Spayed Town Registration # _____
 Neutered Copy attached

*Copies of the pet license (if applicable) and proof of vaccine must be attached and renewed annually or as required by State or local Law.

Veterinarian's Name _____

Address _____

Phone _____

COMMENTS _____

Applicant Signature

Date

Note: Tenants are permitted to have one companion animal.
Fish tanks cannot exceed 50 gallons.

OFFICE USE ONLY

Approved

Rejected

Date _____

Pet Rider

This pet rider is an extension of the lease between Middleborough Housing Authority and _____ and is made a part of the lease entered into between the parties on _____.

1. Tenant desires and has received permission from MHA to keep one pet named _____ and described as _____ in the dwelling located at _____.
2. The resident will responsibly keep their pet and provide proper care as provided in said pet guidelines.
3. Licensing and shots must be up to date. The resident will provide the information annually at recertification.
4. By the Pet Guidelines, the resident will provide the name, address, and telephone number of two pet caretakers who, by signing this form, will assume responsibility for the pet should the resident become unable to care for the pet, including any damages or medical expenses. (attached)
5. The resident will also provide the veterinarian's name, address, and telephone number of the pet's health care provider.
6. If a resident cannot provide the name of a pet caretaker, they will provide details of other arrangements for the proper pet care.
7. The pet owner agrees to abide by each rule in the Pet Guidelines attached hereto and incorporated by reference and further agrees to comply with any decision of the Middleboro Housing Authority should a complaint arise. Said hearing by the Middleboro Housing Authority shall satisfy the hearing requirement for any disputes arising on lease provisions, according to the current State Lease Provisions
8. Non-compliance with the Pet Guidelines shall be sufficient cause for termination of the residential lease to which this rider is attached.

VETERINARIAN OF RECORD

Name _____

Address _____

Telephone _____

Tenant Signature

Middleborough Housing Authority

Date: _____

Date: _____

Middleborough Housing Authority

Alternate Caretaker for Pet Ownership

Under the Pet Guidelines, the resident must provide the names, addresses, and telephone numbers of two pet caretakers. By signing this form, the caretakers will assume responsibility for the pet should the resident become unable to care for it, including any damages or medical expenses.

As alternate pet caretaker, I/we agree to serve as an alternate caretaker for the pet described below:

Name of Pet: _____ Type of Pet: _____

Pet Owner's Name: _____

As an alternate caretaker, I understand that in an emergency involving the resident named above, I may be called upon to remove the pet from the Housing Authority property and provide care for the pet at my own expense until the emergency is resolved.

I agree to provide this service in accordance with the Housing Authority's Pet Policy. If I cannot continue as an Alternate Caretaker, I will notify the Housing Authority.

Alternate Pet Caretaker _____

Address _____ Telephone _____

Alternate Caretaker Signature _____ Date _____

Alternate Pet Caretaker _____

Address _____ Telephone _____

Alternate Caretaker Signature _____ Date _____