

**POLICY ON PET OWNERSHIP
HOUSING AUTHORITY OF THE TOWN OF BOONTON**

This policy concerns the ownership of pets by tenants of the Housing Authority of the Town of Boonton. It was devised by the Housing Authority to allow for pet ownership by tenants while protecting and preserving a decent, safe, and sanitary living environment. This policy does not apply to persons with disabilities. This policy sets forth different requirements for pet ownership by residents who live in any and all of the Boonton Housing Authority's apartments in Boonton, New Jersey 07005.

This policy concerns the ownership of 'common household pets' which are defined as domesticated animals, including but not limited to: all breeds of dogs, all breeds of cats, birds of all breeds, rodents of all breeds, fish of all breeds, reptiles of all breeds, insects of all breeds, snakes of all breeds, and turtles of all breeds.

This policy covers residents, staff, or officials acting on behalf of the Boonton Housing Authority.

1. DEFINITIONS.

As used in this policy:

Animal shall mean any mammal, reptile, insect, fish, or bird.

Boonton Housing Authority or BHA *shall mean the Housing Authority*
Of the Town of Boonton and all of the premises owned or controlled
by this entity.

Cat shall mean any male or female cat.

Dog shall mean any dog, male or female or any derivative thereof.

Dog of licensing age shall mean any dog which has attained the
age of seven (7) months or which possesses a set of permanent
teeth.

Owner when applied to the proprietorship of any animal shall

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and clerical corrections or changes.**

include every person having a right of property (or custody) in such animal, and every person who harbors or maintains an animal, or knowingly permits an animal to remain on or about any premises occupied by that person.

Person shall mean an individual, or household member. *Running-at-large* shall mean and include the running or standing of any dog, cat, reptile, insect, or bird, standing/sitting/running/flying/or crawling on any and all premises of the Boonton Housing Authority and is unattended and not under the immediate control of some responsible person able to control the animal in question.

Town of Boonton shall mean the incorporated Town of Boonton, New Jersey and all of its officials and employees thereto.

2. ANIMAL TYPE AND SIZE

Tenants are allowed to own one (1) pet, or one fish tank:

The fish tank can be no larger than which holds a maximum of 10 gallons of water.

Dogs shall weigh no more than 18 – 20 lbs. And/or be a maximum height of 12-18 inches at the shoulder, at the time of full adulthood status.

3. ANIMAL CONTROL

Animals found to be under any of the following conditions shall be removed from the premises of the BHA and dealt with in accordance to the local Animal Control laws and ordinances by the Town of Boonton Animal Control Officer - which includes any Town of Boonton Police Officer and any other persons given such authority by the Town of Boonton:

- A. Any animal running-at-large, or any animal off the BHA premises, contrary to the laws and ordinances of the Town of Boonton, NJ., or which is committing a nuisance, or doing any injury or damage in violation thereof.
- B. Any animal on BHA premises or in the apartment of the BHA tenant owning, keeping, or harboring the animal which a Town of Boonton

- Animal Control Officer, or any of the other persons charged with the enforcement of local animal control laws and ordinances, that is deemed to be a stray animal by that Animal Control Officer.
- C. Any animal on the BHA premises, or in the apartment of the BHA tenant owning, keeping, or harboring the animal that is without required current registration with both the Town of Boonton and the BHA.
 - D. Any animal on the premises of the BHA which is a public nuisance or dangerous to the public health and safety.

4. LICENSING AND REGISTRATION

License and Registration Required. No BHA tenant shall keep or harbor any animal which has attained the age of 7 months, or which possesses a permanent set of teeth, on BHA property without first obtaining a license for the animal, to be issued by the Town of Boonton Board of Health in accordance with the policies, rules, and regulations promulgated through the laws and ordinances of the Town of Boonton, NJ. This includes timely application (within the first 10 days after getting or keeping the animal) for the license and the payment of all necessary fees and other charges. All animals kept or harbored by a tenant of the BHA on BHA premises must abide by, and at all times be in compliance with, the provisions of the Animal Control laws and ordinances of the Town of Boonton. Violation of these provisions, laws, ordinances, and of the BHA Pet Policy will result in the removal of the animal from the premises of the BHA.

Registration Tag Required. (This applies only to those pets that are required to be registered).

- a. Any BHA tenant who shall own, keep or harbor an animal of licensing age, must apply for and produce from the Town of Boonton Board of Health or other so designated office, a licensed and official metal registration for any and all animals so required to have on (tag). The tag is to be worn by the animal at all times. A receipt for the tag is to be presented to the BHA annually, at the time of recertification, as documentation that the animal is legally registered with the Town of Boonton.
- b. Any new BHA resident with an animal has 5 working days to present proper, local licensing and registration to the BHA office.

- c. **A current picture of your pet must be presented to the BHA at the time of pet processing.**

FEES.

- a. **Once a resident is acknowledged as "having an approved pet" in accordance with this BHA Pet Policy, all applicable charges will be accessed until the pet owner provides the Boonton Housing Authority with written proof that the pet has been permanently removed from the resident's dwelling unit.**
- b. All BHA tenant who are the owners of pets shall pay a pet deposit of \$100.00 (one hundred dollars) at the time of the acquisition of the pet. This fee applies to all pets, regardless of size, type, or breed. This pet deposit will be used to defray any damage repairs, cleaning costs, or material replacements made necessary due to the presence or behavior of the pet.. **PET SECURITY DEPOSITS WILL NOT BE RETURNED UNTIL THE LEASE TERMINATES AT MOVE-OUT.**

The unused balance of the pet deposit will be returned when the tenant ceases to be a pet owner (this must be documented), or when the tenancy ends.

- a. On the first day of each month, a monthly pet rent charge will be due and owing by the BHA tenant to the BHA. The monthly pet charge is Thirty dollars (\$30.00).
- b. **If it at any time it is necessary for the BHA to remove any pet waste from any parts of the BHA premises/property a charge of Twenty - Dollars (\$20.00) per occurrence shall be charged to the tenant's account.**

ALLOWABLE AND UNALLOWABLE PETS.

Tenants are not allowed to have snakes and other reptiles (except turtles) as pets of the tenant, nor as pets of a tenant's guests, at any time on any and all property owned and operated by the Town of Boonton Housing Authority.

PET RULES.

1. **All pets must be approved for residency before a pet is purchased, adopted, or permitted into any BHA dwelling unit. The BHA office must be notified in order to obtain approval of that pet in advance.**
2. Tenants are responsible for the sanitary disposal of pet waste, as permitted by local laws and ordinances.
3. All dogs must be muzzled at all times when in walkways, elevators, and stairwells.
4. No pets are to be walked/exercised on or about any property of the Boonton Housing Authority, **nor on the neighboring Church property.**
5. No pets are to be walked/exercised in violation of local laws and ordinances that pertain to such activities.
6. BHA tenants will be responsible for the control of noise and odor from their pet. When complaints regarding noise and odor are received from other tenants, the BHA will require the removal of the pet.

7. All pets, which are required to be licensed by the Town of Boonton, must be so licensed within 10 days of owning or keeping the pet.
8. All BHA tenants must present proof of licensing and registration with the Town of Boonton, and proof of necessary shots and inoculations from a veterinarian, at the time of acquisition of the pet, keeping the pet, and on an annual basis at the time of the annual recertification.
9. Pets in violation of the BHA Pet Policy and/or the Town of Boonton Animal Control laws and ordinances are not to be kept on the premises of the BHA, **not even on a temporary basis.**
10. Any pet owner is prohibited from allowing their pet to cause any injury to any person when the pet is outside.
11. Under no circumstances shall any pet be permitted to **'run-at-large'** in any area outside of the owner's individual dwelling unit.

12. Dog and Cat pets shall be kept on a leash when outside, and under the control of the resident/walker/guardian at all times.
13. Any resident with a pet cat must have a litter box for the cat, and keep the litter box clean and inside of the owner's dwelling unit at all times.
14. Any resident who owns a dog or a cat must own and use a **'pooper scooper'** all times.
15. A pet owner is required to have a regular flea, and tick control program for appropriate pets. Dogs and cats shall be sprayed, collared, or otherwise treated for same on a regular basis and/or the pet owner will be responsible for monthly exterminations (preventative measures) for pests caused by the pet.
16. **The Boonton Housing Authority reserves the right to pursue additional charges for damages to the resident's dwelling unit that exceed the PET security deposit (\$100.00) that is on account.**