

Exhibit 6-4: Mandatory and Discretionary Pet Rules

Mandatory Rules [24 CFR 5.350]	Examples of Discretionary Rules [24 CFR 5.318]
<p>Inoculation – Pets need to be inoculated in accordance with state and local law.</p>	<p>Pet size and type – Property owners may place reasonable limitations on the size, weight, and type of common household pets.</p>
<p>Property owners must prescribe sanitary standards to govern the disposal of pet waste. These rules may:</p> <p>a) Require pet owners to exercise and allow pets to deposit waste only in designated areas;</p> <p>b) Forbid pet owners from walking pets or allowing them to deposit waste in areas outside designated exercise and waste deposit areas;</p> <p>c) Require pet owners to remove and properly dispose of all removable pet waste;</p> <p>d) Require pet owners to take pets elsewhere to exercise or deposit waste if there are no areas on the premises designated for such purposes;</p> <p>e) Require owners of pets using litter boxes to remove pet waste from litter boxes and prescribe methods for disposal of pet waste, but not more frequently than once each day; and</p> <p>f) Require owners of pets using litter boxes to change the litter and prescribe methods for disposal of pet waste and used litter, but not more frequently than twice each week.</p>	<p>Density of tenants and pets – Property owners may place reasonable limitations on the number of pets that are allowed in each unit. Owners may limit the number of 4-legged, warm-blooded pets to one per unit or group home.</p> <p>Pet care standards – Property owners may prescribe standards of pet care and handling to protect the property premises and health, safety, and welfare of tenants, employees, and the public. Standards may:</p> <p>a) Require dogs and cats to be spayed or neutered;</p> <p>b) Bar pets from certain areas, except those that would deny access to the building;</p> <p>c) Require pet owners to control noise and odor;</p> <p>d) Require pet owners to comply with state/local licensing requirements; and</p> <p>e) Exclude from the property any pets not owned by a tenant that are being kept temporarily (less than 14 days).</p>
<p>Pet restraint – All household pets must be under the control of a responsible individual while on the common areas of the property. All pets must be effectively and appropriately restrained and under the control of a responsible individual while on the common areas of the property.</p>	<p>Potential financial obligations of tenants –</p> <p>a) Refundable deposit. Property owners may ask tenants who own or keep cats or dogs in their units for a refundable pet deposit. If the owner chooses to collect a deposit, the deposit must:</p> <ul style="list-style-type: none"> • Be reasonable; • Not exceed the amount periodically fixed by HUD through notice (current limitation is \$300); and • Provide for gradual accumulation of the deposit not to exceed an initial \$50 when the pet is brought into unit and subsequent monthly payments of \$10 per month. <p>For allowable uses of the pet deposit, see paragraph 6.24 D.</p> <p>The unused portion of the pet deposit must be returned to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps a pet in the unit.</p>
<p>Registration – Pet owners must register their pets with the project owner/manager before the pet is brought on premises and must update the registration annually. Registration must include the following:</p> <p>a) Certification of inoculation;</p> <p>b) Information sufficient to identify the pet and to demonstrate that it is a common household pet; and</p> <p>c) Name, address, and phone number of at least one responsible party who will care for pet if owner dies or is unable to provide care.</p>	<p>b) Waste removal charge. Owners may impose a separate waste removal penalty of up to \$5 per occurrence for failure to comply with pet rule on waste removal.</p>

