Yakima Housing Authority

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SERVICE ANIMAL POLICY

A. *Definitions and eligibility*

☐ Service animals includes "assistive and therapeutic" animals. Service animals are not pets; they are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or provide emotional support that alleviates one or more identified symptoms or effects of a person's disability.

☐ Only persons with disabilities as defined under federal or state law may have service animals.

☐ PHA may obtain reliable documentation of a disability and the disability-related need for the service animal form a qualified healthcare professional.

☐ Service animals do not require a pet deposit.

B. *Approval*

A Service Animal Request and the Veterinary Certification must be completed prior to having the animal. The following information must be provided:

☐ Basic information about the animal (type, size, weight, description, etc.)

☐ Proof of inoculation and licensing.

☐ Proof of neutering or spaying. (All service animals must be spayed or neutered, unless a veterinarian certifies that the spaying or neutering would be inappropriate.)

C. *Denial of approval*

The PHA reserves the right to refuse to register a service animal if:

☐ The service animal owner fails to provide reliable documentation of the need for a service animal from a qualified healthcare professional.

☐ The owner does not provide complete service animal registration.

☐ The service animal is not licensed.

☐ The service animal does not have veterinary certification.

D. Care of service animals

☐ Residents must prevent any damage to their unit, the immediate adjacent grounds and the common grounds of the community in which they live.

☐ Service animals may not be a nuisance or a threat to the health or safety of PHA employees, postal workers, the public or other residents in the community by reason of noise, unpleasant odors, or other objectionable situations.

☐ Owners of the service animal will be totally liable for damages and/or injuries caused by the animal.

☐ Residents are responsible for all damages caused by a service animal and must reimburse the PHA for all costs it incurs in repairing such damages.

☐ All service animals shall be on a leash and kept under control at all times when they are outside the unit.

☐ Service animal owners will be required to immediately clean up and dispose of pet waste.

E. Violation procedures

Violation of this service animal policy shall be considered violations of the lease agreement and shall be handled accordingly, including the tenant's right to a hearing under the PHA Grievance Procedure.

Failure to comply with any part of these policies and/or to take corrective action after sufficient notice of the violation shall be cause for termination of the lease.

F. Amending the Service Animal Policy

The PHA may amend the Service Animal Policy following the procedures established for amending the Statement of Occupancy Policies.

G. Inability to care for service animals

In the event a resident cannot care for his/her service animal due to an illness, absence or death, PHA will contact the people listed on the Request to Allow a Service Animal form. If the persons listed cannot be contacted, after 24 hours the resident hereby gives permission for the service animal to be released to the Human Society/Animal Control in accordance with their procedures. In no case shall PHA incur any costs or liability for the care of a service animal placed in the care of another individual or agency under this procedure.

The Yakima Housing Authority does not discriminate on the basis of race, color, national origin, religion, sex, disability or familial status in admission of access to its programs. If you need to request a reasonable accommodation, contact the YHA at 509-453-3106.