

GLOUCESTER CITY HOUSING AUTHORITY

PET POLICY

Whereas, THE Gloucester City Housing Authority, body politic organized and existing under the laws of the State of New Jersey, and the United States Department of Housing and Urban Development, located at 101 market Street, Gloucester, NJ 08030, hereafter referred to as the “GCHA”, has established the following rules in connection with the ownership of domestic pets within the facility.

NOW THEREFORE, all tenants of the Gloucester Towne complex and Scattered Site Housing Units are hereby subject to the following rules regarding the ownership of domestic pets within the facility:

1. The following domestic pets shall be permitted: Small dogs, cats, domestic birds, fish mice, gerbils, and hamsters. No other animals shall be permitted to be maintained as pets in Gloucester Towne or Scattered Sites without the express written consent of the management of the GCHA.
 - A. All dogs must be less than 30 pounds in weight for Gloucester Towne and 100 pounds for the scattered site units.
 - B. All cats must be less than 12 pounds in weight and must be declawed.
 - C. Vicious dogs as defined in N.J.S.A.4:19-22 and potentially dangerous dogs as defined in N.J.S.A. 4:19-23 are not permitted.
 - D. Foreign or exotic birds are not permitted.
 - E. Farm animals, wild animals, exotic animals, reptiles, breeding animals and feral animals are not permitted.
 - F. Only one pet per unit. (fish excluded)
 - G. These rules shall not apply to assist, support or provide service to persons with disabilities.
2. All pets must be registered with the GCHA (fish excluded) and all information supplied on the GCHA Pet Registration Form must be accurately completed. All pet owners must specify a Pet Trustee who will be responsible for the care and or removal of the pet from the building should the tenant/pet owner become unable to care for the animal. The Pet Trustee may not be a resident of the tenant/pet owner apartment or house.
3. All pet owners shall be subject to the following financial obligations:
 - A. Pet owners must pay the fee for any damage or condition which was caused by their pet: i.e. removal of fleas, urination on carpets, scratched paint etc.

- B. All dogs and cats must be taken to a veterinarian twice yearly for a full checkup and treatment for any illness or vermin; proof of this must be provided to the GCHA.
 - C. All dogs and cats must be spayed and neutered.
 - D. Prior to admittance and thereafter on an annual basis, all dogs and cats must be licensed in accordance with the applicable Gloucester City pet licensing ordinance, inoculated for rabies and distemper, and treated for fleas. Proof of compliance must be provided to the GCHA.
4. Pets shall be kept in the building (Gloucester Towne) in accordance with the following rules and regulations:
- A. Pets are not permitted in the following areas; offices, laundry room, front/rear lobby, community room, public restrooms.
 - B. Pets may only be transported in and out of the building through the rear entrance.
 - C. All dogs and cats must be kept on a leash when in any common areas, such as halls, elevators, etc. No pets shall be permitted to roam free outside of the apartment or housing unit.
 - D. Pets may be exercised only in the specified area in the rear of the Gloucester Towne building.
 - E. Dogs must not be permitted to deposit waste inside the building.
 - F. Tenant/pet owners must immediately remove and properly dispose of all pet waste left by their pets in all locations outside the building/house.
 - G. Tenants are responsible to remove waste from yard prior to scheduled service call, i.e. lawn cutting.
 - H. No pet waste may be placed in the trash chute or any interior trash container. A pet waste trash receptacle will be available outside the Gloucester Towne complex.
 - I. Litter boxes for cats must be sifted every other day and must be changed weekly. All litter boxes must be lined with removable plastic liners. When the litter box is changed, the plastic liner with contents must be removed, tied with a twist tie, wrapped in newspaper and placed in the appropriate receptacle.
 - J. Tenants must take all steps necessary to assure that their pets do not make any noises which will be disturbing to other residents. If a pet makes noises or is otherwise continuously disturbing to other tenants, that pet must be permanently removed from the unit.
 - K. Fish tanks must not exceed 20 gallons.
 - L. All pets must be secured when the tenant is notified that a site inspection, maintenance call or any property authorized visit to their unit is performed.
 - M. In the event that the GCHA is fined as a result of the pet owner and maintenance of a pet in violation of state or local statute, ordinance or regulations, the pet owner shall be responsible to indemnify the GCHA for any such fines.
 - N. A pet that exhibits violent behavior must be removed from the building/ unit immediately. Failure to do so will result in eviction proceedings against the tenant/pet owner. If the pet exhibits behavior that constitutes an immediate threat to health or safety, the GCHA management will contact the appropriate state or local authority to have the pet removed.

