

SERVICE, AID, ASSISTANCE, COMPANION, ESA AND THERAPY ANIMALS

Housing providers, including landlords, condo and home owner associations, have the right to prohibit pets.

Housing providers also must provide a reasonable accommodation to their policies in order to permit an animal recommended for a disability. Under fair housing law, such animals are regarded as tools to aid individuals with disabilities, similar to wheelchairs, canes, and walkers.

The animal may be a trained service animal or may be a companion or therapy animal recommended for a mental or emotional disability. The law in housing is different from the law in public accommodations (restaurant, stores, etc.,) where only trained service animals are permitted.

TRY NOT TO BE CONFUSED BY THIS.

Animals may be recommended for a variety of conditions, including but not limited to:

Sight	Anxiety
Hearing	Post-Traumatic Stress Disorder
Balance	Depression
Fetching things	Lowering blood pressure
Managing blood sugar levels	Regulating heart rates
Seizures	Autism
Migraines	Attention Deficit Disorder AND MORE.

The landlord has the right to ensure that the animal is necessary for the disability and may require a written verification from the medical or mental health provider treating the individual. This means YOU can ask the tenant or applicant to provide this to you.

IF THE DISABILITY IS *OBVIOUS*, YOU CANNOT ASK THE APPLICANT OR TENANT TO PROVIDE ANYTHING.

Landlords may require licensing and vaccinations for assistance animals if that is what is required by local law for domestic animals.

Landlords may not apply size, weight, or breed restrictions to an assistance animal. The only exception would be if the particular animal has a history of problem behavior. Likewise, insurance companies with weight and/or breed restrictions need to provide accommodations for assistance animals.

Dogs are the most common assistance animals, but other animals may be recommended as well. Cats, horses, parrots, rats, even reptiles! Any animal. Yes. Any animal or animals plural.

It is possible that a resident will request an accommodation for more than one animal. In this case, the landlord can request verification from the healthcare provider that multiple animals are necessary.

Landlords can charge a deposit for pets, *but not* for assistance, service animals, ESA etc.

REMEMBER- IT IS NOT A PET ANYMORE!

Landlords most likely can ask residents with an assistance animal to sign an assistance animal agreement. The agreement would typically say that the resident is responsible for the animal's care and waste pickup and that the animal must not disturb other residents or damage property.

THERE IS NO SUCH THING AS "CERTIFICATION" OR "REGISTRATION". THESE ARE FAKE AND MEANINGLESS DOCUMENTS THAT ARE PURCHASED ONLINE.

PROBLEM ISSUE: THE COURTS AND HUD ARE NOT GIVING PROPER GUIDANCE AS TO WHETHER AN ONLINE HEALTHCARE, SOCIAL WORKER, PSYCHIATRISTS, PSYCHOLOGISTS DETERMINATION LETTER IS SUFFICIENT.

CONTACT YOUR ATTORNEY TO DISCUSS THIS BEFORE ACCEPTING OR DENYING THE ANIMAL WE ARE AWAITING HUD TO CLARIFY THE LAW OR COME OUT WITH A GUIDANCE LETTER. UNTIL THIS OCCURS, WE MAY NOT KNOW THE PROPER ANSWER.