

Co-op Coalition Survey: Pet Policy (2-2022)

14 co-ops responded.

Sent: Thu, Jan 13, 2022 11:55 am

Subject: CO-OP SURVEY - PET POLICY (REP) (DUE 1-28)

A Coalition member wants to know about the pet policy used by other Coalition members. Please reply by Friday, January 28, 2022.

If your cooperative allows pets, please provide the written pet policy and/or respond to the following questions:

- o kind (e.g. dogs, cats) and number of pets allowed in each unit
- o size/weight limitations of each pet allowed
- o other related requirements and rules, including but not limited to, the following topics
 - type and amount of fees for pet ownership
 - noise/nuisance rules
 - waste disposal requirements
 - leashing requirements
 - installation of HEPA filters requirements
- o enforcement or consequences of not adhering to the pet policies

Best regards,

Janet Sten, Director
DC Cooperative Housing Coalition
www.CoopsDC.org

100 years of co-ops in DC!

Buy our book -- Washington DC Housing Co-ops a

History https://www.amazon.com/s?k=Washington+DC+Co-ops+A+History&i=stripbooks&ref=nb_sb_noss

View our video-- 100 years in 15-minutes: <https://youtu.be/W1wcBu3F8vY>

Serving the District's cooperative housing community since 1984

You are receiving this email blind-copied to protect your privacy.

<30 units	<ul style="list-style-type: none">o kind (e.g. dogs, cats) and number of pets allowed in each unit Each unit may have up to two catso size/weight limitations of each pet allowed No size restrictionso other related requirements and rules, including but not limited to, the following topics<ul style="list-style-type: none">- type and amount of fees for pet ownership-No pet fees for owners<ul style="list-style-type: none">- noise/nuisance rules- waste disposal requirements- leashing requirements- installation of HEPA filters requirements-o enforcement or consequences of not adhering to the pet policies Pet policy is part of the house rules and bylaws. Owner shares can be revoked for violations.
-----------	--

<30 units	We are a pet friendly building and only require that pets are approved by the board so we are aware.
<30 units	We took a survey a few years ago and the overwhelming majority voted to keep our no pet policy.
<30 units	<ul style="list-style-type: none"> • we allow both cats and dogs, with a limit of two pets (but no more than one dog) per unit; Board permission is required for any pet and the Board may impose conditions • size is limited to 30 pounds • no fees required • under the House Rules, the Board may require the removal of a pet if it "creates a safety hazard or nuisance"; there is also an initial probationary period during which the Board may remove a pet for any reason • no waste disposal requirements, other than that smelly trash (potentially cat litter) be taken directly to the trash room • no general leashing requirement, although we have imposed one in specific cases as a safety/nuisance measure • no HEPA filter requirements • as noted above, a pet can be removed from the premises if it creates a safety hazard or nuisance the Board first attempts to use less drastic measures as appropriate.
<30 units	<p>Here is our clause on pets</p> <p>Section 10. Pets No dogs are allowed on the premises, except service dogs for vision or hearing impaired individuals. No parrots are allowed on the premises. Cats are allowed on the premises, but must be kept within the pet owner's apartment and must not be permitted to roam in any common areas of the buildings or on the grounds.</p> <p>We don't really have a written enforcement process for this clause, simply that we "can" enforce it, and we haven't had to.</p>
<30 units	<p>Here is the part of our House Rules that concern pets:</p> <p>XXVII. PETS</p> <p>27.1 Shareholders who wish to have cats, birds, rabbits, hamsters, and other small animals must request written approval for each pet from the Board of Directors. Tenants wishing to have pets must apply to the shareholder-landlord for approval and the shareholder in turn must apply to the Board.</p> <p>27.2 Dogs are generally not allowed to reside in or visit the Coop property. However, shareholders may request an exemption to this rule through a specific process outlined here. Exemptions will be considered by the Board on a case-by-case basis, taking into consideration the dog's suitability for apartment-living (this may include factors such as breed, size, temperament, age, etc.) and the shareholder-resident's ability to control the dog and to ensure that the dog does not compromise other residents' safety or quality of life.</p> <p>Process:</p> <p>(a) Shareholder-Residents who wish to have a dog reside in their units or prospective shareholders who already have a dog may request an exemption and must present (1) a up-to-date health and vaccination certificate for the dog from a licensed veterinarian, (2) proof of liability insurance that makes clear that the insurance carrier is aware that the shareholder has a dog (the Cooperative requires each shareholder to maintain an individual homeowner's insurance policy, commonly known as a Condominium and Cooperative Apartment Owner's Policy; shareholders requesting a dog exemption must document, in addition, that the insurance carrier for the policy is aware that the shareholder has a dog), and (3) a processing fee of \$50, and must schedule an interview with the Board. The exemption, if granted, will start with a three-month probation period. A dog that excessively disturbs residents may be subject to expulsion from the Cooperative (See House Rule 27:10) at any time.</p>

	<p>(b.) Shareholder-Residents who wish to have a dog visit their unit must contact the Board and request permission before each dog visit—a three-day notice is generally required. A dog that has caused a disturbance on a previous visit will not be permitted to return for another visit unless the shareholder can document that specific measures—such as obedience training—have been taken to address the problem.</p> <p>(c.) Dogs must remain on a leash at all times while passing through the common areas inside and outside the building. They must enter and exit the building only through the driveway door and the back stairs.</p> <p>(d.) Dogs are not allowed to use the backyard for their daily walks; however, they may accompany their owners who are using the backyard for social or recreational purposes long as the dog stays on a leash and does not disturb other residents or neighbors.</p> <p>(f.) See 27.11, below, for rules concerning service, comfort, assistance, or emotional support animals, including dogs.</p> <p>27.3 No pets are allowed in the common areas of the Cooperative unless accompanied by and under the control of a responsible person.</p> <p>27.4 Pets shall be carried or kept on a leash while entering and exiting the building.</p> <p>27.5 Pets may not be curbed within the Cooperative or anywhere on the grounds of the Cooperative. Shareholders must immediately clean up any mess made by their pets.</p> <p>27.6 Pet owners shall be liable for any damage or injury caused by their pets.</p> <p>27.7 Pets are not permitted to create any disturbance that compromises other residents' safety or quality of life.</p> <p>27.8 Pets may not be groomed or washed in any place in the Cooperative, except in the owner's unit.</p> <p>27.9 No pets should be brought into the Cooperative, even temporarily, without the Board's permission.</p> <p>27.10 Any violation of these rules and regulations or any other pet misbehavior should be immediately reported to the pet's owner and to the Board of Directors. Pets that excessively disturb residents may be subject to expulsion from the Cooperative.</p> <p>27.11 Service, Comfort, Assistance, or Emotional Support Animals, including dogs. In compliance with the Fair Housing Act which requires the housing provider, including condos and coops, to make reasonable accommodations to persons with disability, the Cooperative will allow service, comfort, assistance, or emotional support animals, including dogs, to reside in or visit both shareholder-occupied and subleased units. Residents—whether shareholders or sublease tenants-- requesting to have a service, comfort, assistance, or emotional support animals to reside with them or visit them must contact the Board with the application procedures specified above and abide by all the rules that apply to the resident's responsibility for the animal's behavior. Residents should also submit documentation for the animal's certification as a service, comfort, assistance, or emotional support animal and, if they are sublease tenants, copy the application to the shareholder-landlord of the unit to ensure a clear line of communication.</p>
30-60 units	<p>Our House Rule with regard to pets is:</p> <p>1. Pets</p> <p>. No dog shall be kept in any apartment. Visiting dogs shall be kept leashed when in building hallways and public areas and on the grounds. The Board of Directors reserves the right to require removal from the premises of any pets found to be objectionable. No pets shall be allowed to roam unattended in the public areas of the building.</p> <p>A</p> <p>Our cooperative fielded several requests for emotional support dogs during the pandemic. In consultation with our attorney, we prepared an agreement that must be signed by any resident making such request. Documentation of need from medical professional is required. It is unlawful to charge a pet fee for an ESA.</p>

	<p>This agreement reads:</p> <p>Request for reasonable accommodation to House Rule 2 to allow Emotional Support Animal (dog) to reside in a cooperative apartment unit.</p> <p>Name of Resident Description of ESA</p> <p>Permission is granted to keep the described ESA dog in the apartment listed conditional on adherence to the following guidelines:</p> <ol style="list-style-type: none"> 1) ESA dog will be on leash or in carrier at all times when traveling through Avondale apartment building common areas. 2) It is recommended that the ESA dog and handler use side entrance through basement, utilizing elevator as often as possible to minimize dispersion of pet dander in common stairwell and hallways. 3) Handler will not bathe or groom dog in any cooperative common area, including exterior steps, ramp, and sidewalks on Cooperative property. 4) ESA dog is not allowed in Cooperative courtyard garden at any time. 5) Handler will dispose of pet waste in appropriate waste bins away from cooperative property. 6) Handler will ensure that dog is properly licensed with all required canine vaccinations. 7) Repair of any damage caused by ESA dog to cooperative property, including resident's cooperative apartment and/or the property of any cooperative resident or guest is the sole responsibility of the resident named above. Substantial damage may result in revocation of this agreement. 8) Excessive barking or noise caused by ESA dog that can be heard in any other apartment unit must be promptly remedied by resident. 9) Aggressive behavior by ESA dog will result in immediate revocation of this agreement. <p>These guidelines may be revised after consultation with appropriate authorities.</p> <hr/> <p>Resident _____ President, Board of Directors _____ Date _____ Date _____</p>
30-60 units	No pets for renters, owners only. Noise/nuisance rules. Nothing beyond that.
30-60 units	<p>Dogs and cats are permitted. No more than 2 pets are allowed per unit, with a maximum of one dog. However, a resident who has successfully lived here with one dog can apply for permission to have a second dog.</p> <p>Pets may not exceed 35 pounds; the composite weight of both pets cannot exceed 50 pounds. The Board has the right to order a pet removed due to rule violations or persistent issues; this has never occurred.</p> <p>Pets must be leashed or carried by their owners. Pets are not allowed on the lawn.</p> <p>We have no HEPA requirement</p> <p>See above re Board's recourse in event of violations - however, this has never been an issue for us; our owners are very respectful.</p>
30-60 units	<p>1. Kind (e.g. dogs, cats) and number of pets allowed in each unit? Size/weight limitations of each pet allowed? Response: We have no limits on either the number/type of pets allowed, and do not have weight limits</p> <p>2. What are other related requirements and rules, including but not limited to, the following topics: (a) type and amount of fees for pet ownership; (b) noise/nuisance rules; (c) waste disposal requirements; (d) leashing requirements; and installation of HEPA filters requirements Response: PETS section in House Rules: "With the permission of the Board, animals may be kept in the building. Occupants are responsible to see that their pets do not constitute a nuisance by creating noise, offensive odors, causing damage to property or other behavior deemed to interfere with the quality of life. Occupants shall <u>immediately</u> clean up any mess left by their pets. No pets shall be permitted in any of the common areas without an accompanying responsible person. Where it appears that a pet (or occupant) cannot be brought into compliance with this rule, the Board may require the occupant or unit owner</p>

	<p>responsible to remove the pet from the Coop. The Board and the Coop shall be indemnified and held harmless against loss or liability for any actions of all unit owners' pets in the building."</p> <p>3. What are your enforcement mechanisms or consequences of not adhering to the pet policies Suggested response: Resident concerns can be raised at monthly co-op meetings. As noted in the attachment, the House rules state that "Where it appears that a pet (or occupant) cannot be brought into compliance with this Rule, the Board may require the occupant or unit owner responsible to remove the pet from the Coop. The Board and the Coop shall be indemnified and held harmless against loss or liability for any actions of all unit owners' pets in the building."</p>
30-60 units	<p>1. VIII. Household Pets</p> <ul style="list-style-type: none"> • Except as provided in Article V, Section 6, of the by-laws, pets shall not be kept inside the apartments of Cavanaugh Court. • No more than 2 pets are allowed per apartment. • Dogs and cats more than 6 months old must be neutered or spayed. • While in any of the common areas, all pets must be securely leashed or carried. All owners must clean up after their pets in any common areas and no pets shall be left unattended anywhere on the premises. <p>The above referenced Article V, Section 6</p> <p>Section 6. Apartments shall not be used for any unlawful purpose, or in any other manner offensive to the other occupants, and without the written permission of the Board of Directors no dogs, cats or other animals shall be kept on the premises, and no apartment shall be used for any purpose other than that of a private residence or home.</p>
60-150 units	<ul style="list-style-type: none"> o kind (e.g. dogs, cats) and number of pets allowed in each unit No restrictions o size/weight limitations of each pet allowed No restrictions o other related requirements and rules, including but not limited to, the following topics <ul style="list-style-type: none"> - type and amount of fees for pet ownership None - noise/nuisance rules Yes, must not allow noise nuisances and must keep pet leashed in common areas of the building. - waste disposal requirements Pet waste must be removed from the grounds of the property - leashing requirements Must be leashed while inside the building, May be off-leash on the grounds. Not permitted on roof deck. - installation of HEPA filters requirements None o enforcement or consequences of not adhering to the pet policies Warning, fines, and possible revocation of permission to keep a pet on the premises.
150-200 units	<p>Our cooperative allows no pets whatsoever. (unless exception from this rule is required by federal law)</p>
Westchester 500+ units	<p>Our cooperative does not allow pets.</p>