

Animal Policy & Permit

The following regulations are established to govern the keeping of an animal in and on properties owned and operated by the McCook Housing Agency. This regulation applies to all animals residing at the McCook Housing Agency.

All residents are allowed to have an animal. Starting July 1, 2025, a \$150.00 refundable animal deposit will be required at move in. If the tenant cannot pay the \$150.00 at move in, a \$10 per month animal fee will be required to be paid until the total \$150 animal deposit is paid. The \$150 animal deposit is **NOT** required by owners of assistant animals, support animals or any animals that provide service to persons with disabilities. The animal deposit is charged for a cat and dog only and it is charged per unit.

All animals **MUST** be registered with the Housing Agency office prior to moving onto any property and annually thereafter. Tenants must receive an animal permit to keep any animal on the premises.

The following regulations are intended for ALL animals living on property. This privilege may be revoked at any time subject to the Housing Agency grievance procedure. If the animal becomes destructive, a nuisance, or safety hazard to other tenants, Housing Agency Staff or if tenant/owner fails to comply with the following regulations:

1. A maximum number of 1 animal is allowed, per unit.
2. Permitted animals are domesticated dogs, cats, and caged birds, (parrots, parakeets, or canaries etc.) Snakes, rats, spiders, mice, and any venomous animal are not allowed on property. Any animal other than those listed would need permission to live on site from the Executive Director.
3. Dogs and cats are required to be up to date on all required vaccinations and meet ALL city law requirements. Proof of vaccinations are required by the Housing Agency.
4. All cats and dogs **MUST** be spayed or neutered. If such animals are not spayed or neutered and the animal has offspring, the tenant is in violation and subject to number 15 of these regulations. Proof of spaying or neutering is required by the Housing Agency.
5. No animal may be kept in violation of any state humane or health laws and/or City of McCook Ordinances.
6. Dogs and cats will remain inside of the tenant's unit unless they are always on a leash of no more than 6 feet in length and directly controlled by an adult. All cats and dogs shall be appropriately and effectively restrained and under the control of a responsible individual while on the common areas of the project. Birds must always be confined to a cage.
7. Tenants are to provide litter boxes for cat waste which is to be kept inside their rental unit. Tenants are not allowed to let waste accumulate. Tenants are responsible for properly disposing of all cat waste in plastic bags in the appropriate trash container located outside of all units.
8. Tenants are responsible for promptly cleaning up animal waste outside of the unit and properly disposing of said waste in a plastic bag in the appropriate trash container located outside all units. Fido stations are located around the property and plastic bags are provided for animal waste. Please tie bags securely prior to disposal.
9. The tenant shall take adequate precautions inside and outside the unit to eliminate any animal odors and always maintain sanitary conditions.
10. The tenant shall not permit any disturbance by their animal which would interfere with the peaceful existence of other tenants.

11. If animals are left unattended for twelve (12) hours or more, the Housing Agency shall enter the unit to remove said animal and transfer it to the proper Animal Control authorities subject to the provisions set forth in the City Municipal Code. The Housing Agency accepts no responsibility for the animal under such circumstances. Tenants must also identify an alternate custodian(s) for their animal in the event of the tenant's illness or other absence from the unit.
12. Tenants shall not alter their unit or unit area (whether inside or outside) to create an enclosure for an animal.
13. The tenant is responsible for any and all damages caused by their animal. Damage will be assessed at the time of move-out and the tenant will be charged actual charges of any damages which will be taken out of the pet deposit.
14. Tenants are prohibited from feeding any stray animal(s). The feeding of a stray animal(s) shall constitute having an animal without authorization of the Housing Agency.
15. Tenants who violate these rules are subject to the following:
 - a. Being required to get rid of the animal within 14 days of notice by the Housing Agency Staff
 - b. and/or Eviction
16. The Executive Director of the Housing Agency shall have the final decision in the settlement of any complaint or dispute caused by the tenant failing to follow the animal regulation policy.
17. All animals are subject to the City Municipal Code, and any subsequent change to article added thereto. A copy of these regulations is available at the City Office during regular business hours.
18. Animal owners must register their animal with the project owner/manager before the animal is brought on the premises and must update the registration at their annual recertification.
19. Animal rules do not apply to service animals. City and state ordinances still apply.

By signing;

I hear by have read and understand the rules of the Animal Policy and agree to all terms and conditions.

Tenant Name Date_____

Housing Agency Staff Date_____



Animal Permit

I have received a copy of the Animal Policy and have received permission from the Housing Agency to keep the following animal in my apartment in accordance with the rules and regulations regarding animals.

Animal's name: _____

Description: _____

Breed: _____

The custodian(s) for my animal in case of my illness or other absence shall be:

1. Name: _____

Address: _____

Telephone Number: _____

OR

2. Name: _____

Address: _____

Telephone Number: _____

Signature of Resident: _____ Date: _____

Signature of Housing Staff: _____ Date: _____