



## PET SCREENING POLICY

- I. Residents must complete a pet screening profile and complete registration of pets/ESA or Service Animal with the office BEFORE move-in or obtaining the animal. Pet screening fee for one Pet Profile is \$20 and \$15 for each additional. In addition to the pet screening fee there is a one-time Pet Registration Fee. There are no fees if approved ESA or service animal. Upon completion of the online pet screening profile, and housing application is approved, residents/applicants will then complete pet registration form and pay one-time pet registration fee. The pet must be owned by the resident, no pet sitting or pet fostering allowed.

During pet screening/registration you will be prompted to provide:

- a) A physical description of the animal
- b) A photograph of the animal (except birds, small caged animals and fish)
- c) Veterinary records documenting the condition of the animal and vaccination history (If applicable—Refer to Section VI)
- d) Completed registration form, with all roommate signatures. (Refer to Section VIII).
- e) Appropriate one-time registration fee for the type of animal

\*\*\*Residents who fail to complete pet screening and register their animal BEFORE moving in, will be subject to a fine of as much as \$300.00 and/or issued a **NOTICE TO VACATE** and may be asked to remove the unauthorized animal immediately.

- II. Every pet must be a domesticated breed. Wild animals are not allowed as pets. Animals such as squirrels, wild birds, rodents, etc., will not be permitted. No animal that is illegal to keep as a pet under state and local laws will be permitted.

- III. **Dogs are permitted at Cole Avenue Townhomes only**, with the following limitations.  
**Exceptions for ESA and Service Animals at other locations will be made with approval by the Management.**

Number: Only one dog per townhouse unit unless approved by management.  
Type of dog: All city and state laws governing the keeping of dogs shall be followed, especially those regarding dangerous dogs. Further, the Centers for Disease Control studies indicate that the following breeds are considered to present the highest risk of danger and are not permitted without management approval: Pit Bull, Rottweiler, German Shepherd, Husky, Alaskan Malamute, Doberman Pinscher, Chow, Great Dane, Saint Bernard, Presa Canario, Cane Corso, Bull Mastiff, Wolf Hybrid and Akita.

Renters Insurance: At registration, dog owners must submit evidence of current renter's insurance policy, including liability coverage.

- IV. Acceptable animals include: Fish, birds, neutered cats and dogs. Pets such as rodents, rabbits, snakes and reptiles are subject to approval by the Management.

- V. Limits on the population of pets per apartment/townhome:
1. Fish: No more than two (2) tanks, not to exceed twenty-five (25) gallons per tank.
  2. Birds: Two (2) per apartment and must live in a cage.
  3. Cats: Two (2) per apartment.

4. Dogs: One (1) per townhome.
  5. A combination of pets such as a cat, a bird, and fish must seek prior approval by Management.
- VI. Pet owners must provide proof that their pet has received proper veterinary attention and is in good health. Veterinary receipts documenting the treatment a pet has received, the date, name of doctor, and name of clinic will be accepted as proof.
- a) Fish: No veterinary records are necessary.
  - b) Bird: Check with the office for current requirements.
  - c) Cat: Veterinary records must indicate that the cat is in good health, neutered and has received the required vaccinations:
    - i. Panleukopenia (Distemper)
    - ii. Respiratory Complex (Rhinotracheitis, Calici)
    - iii. Rabies
    - iv. Feline Leukemia—Not required, but highly recommended.
    - v. All cats must be neutered before they may live in the building.
  - d) Dog: Veterinary records must indicate that the dog has been neutered, is in good health and has received the required vaccinations:
    - i. Rabies
    - ii. Distemper
- VII. Dogs and cats must wear tags identifying the owner and the owner's current phone number. Dogs must also wear a current Minneapolis license tag and rabies tag.
- VIII. Any pet which represents a nuisance or health hazard to other members of the Riverton Community or Co-op will not be permitted. Complaints resulting from unreasonable noise/smell or negligent care of a pet will result in the owner receiving a written warning. In the event the problem continues, the owner must remove the pet from the premises or face eviction.
- IX. Cats or dogs who are allowed to be outdoors must be leashed and wear owner's identification tags at all times.
- X. Owners of dogs must immediately dispose of pet feces. If feces are found in the vicinity of the townhome or apartment, the pet/ESA/or service animal owner will be fined \$50 per occurrence. Owners must accompany pets/ESA/ or service animal outdoors at all times. If animals are found unaccompanied or not on leash, the owner will be subject to a fine of \$100 for the first occurrence, and possible eviction for the second occurrence.
- XI. No pets/ESA/or service animals are allowed to roam freely or to be exercised within the building, outside of the owner's apartment or the common area grounds. They will be allowed out of the apartment for reasons of transferring in and out of the building. While outside of the apartment a pet/ESA/or service animal must be carried and kept restrained or enclosed at all times while on the community's/co-operative's property.

# PET REGISTRATION FORM

1. Name of Owner: \_\_\_\_\_ Apt. #: \_\_\_\_\_
2. Type of Pet (circle one): 1) Cat 2) Bird 3) Fish (if fish, go to line 5) 4) Other \_\_\_\_\_
3. Name of Pet: \_\_\_\_\_
4. Description: a) Breed: \_\_\_\_\_  
b) Sex (circle) Male or Female  
c) Color / Markings: \_\_\_\_\_
5. Fish: Capacity of Tank \_\_\_\_\_ gallons

## FOR OFFICE USE ONLY

Fee Amount:

\_\_\_\_\_ Cat: Number of cats 1 or 2 \$150 per cat  
\_\_\_\_\_ Fish: \$50 per 25 gallon tank. No charge for 2 gallons or less  
\_\_\_\_\_ Bird: \$50 per bird or pair  
\_\_\_\_\_ Dog (Cole only): \$300  
\_\_\_\_\_ Small Caged Animal: Gerbil, hamsters etc. \$50 per cage (cage cannot exceed 3ft x 3ft.)

Feline Veterinary Records: \_\_\_\_\_ Neutered

Vaccinations:

\_\_\_\_\_ Panleukopenia (distemper) \_\_\_\_\_ Respiratory Complex (Rhino, Calici)  
\_\_\_\_\_ Rabies \_\_\_\_\_ Leukemia

Dog Veterinary Records

\_\_\_\_\_ Panleukopenia (distemper) \_\_\_\_\_ Rabies

\_\_\_\_\_ Completed roommate approval portion of form (if applicable)

Total fee received: \$ \_\_\_\_\_ Office Approval: \_\_\_\_\_

6. I have read and understand the terms specified by this Pet Policy and by signing this form agree to house my pet in full compliance with these terms.

**Owner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## ROOMMATE APPROVAL (if applicable)

Type of Pet (circle one): 1) Fish    2) Bird    3) Cat    4) Dog    5) Other \_\_\_\_\_

Name of Pet(s): \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Apartment Number: \_\_\_\_\_

Name of roommate(s) (Please Print): 1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

By signing this form, I agree to allow my roommate,  
to keep the above-mentioned pet/ESA/Service Animal(s) within our apartment and in so doing  
am relinquishing all rights I may have to object to the housing of the pet/ESA/Service Animal(s)  
in the apartment now, or in the future.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_