



Recommended Pet Policies for Condominiums and Apartment Buildings

The provisions noted here may be adopted “as is” or serve as a guide in the development of appropriate rules and regulations for your building’s pro-pets policy.

A. Screening/Registration

Pet owners must complete a Pet Application and Registration form before occupying the apartment. If the pet is either a dog or a cat, a current photograph should be attached.

The _____
(resident manager, board of directors, managing agent, or pet committee)

will present a copy of the house rules to the resident for review and signature.

B. Permissible Pets

Along with determining what animals to allow in your building, you should also consider how many are reasonable.

1. Dogs

Number Allowed: _____ Weight Limit: _____

2. Cats

Number Allowed: _____

3. Rabbits

Number Allowed: _____

4. Birds

Number Allowed: _____

5. Fish

Tank Capacity: _____

6. Caged Animals (for example, guinea pigs, rodents)

Number Allowed: _____

C. Restrictions

1. Pets shall not be kept, bred or used for any commercial purpose. All pets must be spayed or neutered.
2. Pets must be confined to the pet owner’s apartment, must not be allowed to roam free and may not be tied unattended in any common area. Pets in transit are to be carried, restrained by a leash or placed in an animal carrier. Resident dog owners in transit may only take their pet in and out of the building by way of:

(i.e. the lobby, elevator, the staircase, parking areas, garage, etc.)

Pets shall be exercised:

(i.e. only off the premises of the building, or in pet walk areas specifically designed for their use, etc.)

3. Persons who walk pets are responsible for immediately cleaning up after their animals, and discarding **securely bagged** pet droppings in the following designated areas only:

Cat litter may not be disposed of in toilets. Nor may any pet waste be dropped down trash chutes unless securely bagged.

4. Pet owners are responsible for any damage to the common elements caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
5. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:
 - a. Personal injury or property damage caused by unruly behavior.

(continued on back)

C. Restrictions *(continued)*

- b. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1/2 hour or more to the disturbance of any person at any time of day or night.
 - c. Pets in common areas who are not under the **complete control** of a responsible human companion, and on a short hand-held leash or in a pet carrier.
 - d. Animals who relieve themselves on walls or floors of common areas.
 - e. Animals who exhibit aggressive or vicious behavior.
 - f. Pets who are conspicuously unclean or parasite-infested.
6. Notwithstanding any other provision herein, people with visual, hearing, and physical disabilities may keep certified guide dogs, signal dogs or service dogs, respectively, in their apartments. Further, nothing herein shall hinder full access to the apartments and the common areas by persons with disabilities.
 7. Feeding, caring for, or otherwise aiding stray animals is prohibited. Injured or stray animals shall be reported to the Hawaiian Humane Society for pick up.
 8. Owners and tenants are responsible for visiting pets, who are subject to the same restrictions as resident pets.
 9. Pet owners shall indemnify the Association and hold it harmless against loss or liability of any kind arising from their pet(s).

D. Enforcement

1. Any owner, resident, or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance.

If the complaint is not satisfied voluntarily, it must be put in writing, signed and presented to the:

(board of directors, managing agent, resident manager, pet committee, etc.)

If the board is in agreement with such complaint, the pet owner will receive written notice of the violation.

If upon the _____ violation(s) the problem is still unresolved, arrangements will be made for a hearing. (At the board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.) The board of directors may require the permanent removal of any pet, if such pet is determined by the board to be a nuisance or a danger to the complex and its residents.

If so determined, the pet owner will have * _____ days to remove the pet from the premises. The board of directors also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

* The Humane Society of the United States recommends a minimum of 30 days.

Note: *When enacting regulations, an association and/or the association's attorneys should always carefully examine the building's declarations and bylaws to confirm that the proposed rules are consistent with existing documents.*