

Student Apartments & Family Housing Pet Policies

Southern Oregon University Student Apartments & Family Housing understands that, for some, a pet is an important member of the family, and that going back to school sometimes involves making tough decisions about housing and whether or not you can keep your pets. For these reasons, as of July 2010, Student Apartments & Family Housing began to allow some pets in most of the apartments. **Please note that any and all pets must be approved before the pet can move in and are subject to tight restrictions, completion and of the pet application, continued adherence to the rules and regulations provided within this booklet, a \$300.00 (per pet) deposit and many other requirements.**

Keeping a pet while attending college is not a decision that should be made lightly. It is important that all members of the family weigh the pros and cons of keeping (or getting) a pet while attending Southern Oregon University and living in Student Apartments & Family Housing. Significant questions to ask may include “*Will we have enough time to spend with our pet, including walking and play time?*”, “*Could the pet prove to be too much of a distraction and keep me from my academic goals?*”, and “*Is an apartment an appropriate place for my specific type of animal?*”. These questions (and more) are especially important for tenants who currently live at Family Housing and are considering the addition of a pet!

Please read through the entirety of this handbook. Tenants who wish to have a pet must first receive approval from the Student Apartments & Family Housing Area Coordinator. Upon acceptance of the preliminary pet application, the tenant must supply a number of documents, listed on page 6, and an additional security deposit per approved animal, \$300.00 per pet.

*University Housing has the right at any time to alter this program. Any changes to this policy will be given to the tenants in writing. Any tenant who fails to follow the rules set forth in this booklet, fails to provide any required documentation (including annual vaccination updates), and/or is found to have provided false information may have the pet removed and/or be **subject to disciplinary action up to and including eviction.***

RESTRICTIONS AND PROCEDURES

1. Residents of Student Apartments & Family Housing are restricted from keeping a pet without the approval and consent of the University Housing Office.
2. Pets are restricted anywhere inside the Community Building and University Housing Office (including the laundry room and community room), and apartment buildings 3, 5, 7, 16, 17, 19, 40 (units 1, 2, 5, and 6), 72, 120, and 132. Approved pets are allowed in all other buildings and all University owned houses **provided** the tenant completes (and the Office approves), provides the Student Apartments & Family Housing with all required documentation and deposits, and complies with all rules, regulations and procedures as set forth in this policy.
3. Any pet not included on the original pet application, such as a visiting pet, is **strictly prohibited**.
4. Ownership limitations: The number of pets in an apartment or house shall not exceed two animals (see section 4.3 limitations below).
 - a. Dogs, Cats, Rabbits, and Ferrets are allowed in pet approved apartments (all apartments NOT listed in section 2) and in all houses. These animals are allowed with up to a \$300 per pet security deposit (restrictions apply, see later sections).
 - b. All other animals listed below are allowed in all of our rental units with no deposit.
 - i. Limitations:
 1. Apartments are allowed up to:
 - a. One dog with a maximum of one cat/ferret/rabbit or
 - b. Two cats/ferrets/rabbits
 2. Houses are allowed up to:
 - a. Two dogs, or
 - b. One dog and one cat/ferret/rabbit, or
 - c. Two cats/ferrets/rabbits
5. Animals Allowed and Conditions of Allowance:
 - a. Dogs:
 - Maximum: 1 in the apartments, 2 in the houses
 - Weight: 35 lbs when fully grown in the apartments, no weight restrictions for the houses.
 - Age: No less than 1 year old.
 - Breed: Breed must be approved by the University. Unacceptable breeds include **but are not limited to**: Chow, Pit Bull, Rottweiler, Doberman Pincher, German Sheppard, Dogo Argentino, Fila Brasileiro, Japanese Taso, Great Danes, Mastiffs and Wolf or Wolf hybrid.
 - Owner must have a renter's insurance policy that covers animal attacks.
 - Dogs must be spayed or neutered (documentation required).
 - Dogs must have current vaccinations, including rabies (documentation required).
 - Dogs must be housebroken.
 - Dogs must have current photo on file with the office.
 - Dogs must be licensed with Jackson County (see page 5 for resources).
 - Requires a \$300.00 per pet security deposit.

- b. Cats:
- Maximum: 2 in the apartments or houses
 - Age: No less than 1 year old.
 - Breed: Breed must be approved by the University. Unacceptable breeds include **but are not limited to**: Anything that is a wild breed or cross bred with a wild cat, ex. Lynx, Bobcat, Serval, and Savannah.
 - Cats must be spayed or neutered (documentation required).
 - Cats must have current vaccinations, including rabies (documentation required).
 - Cats must be **indoor** only unless walked outside on a leash.
 - Cats must be litter box trained.
 - Cats must have current photo on file with the office.
 - Cats must be licensed with Jackson County (see page 5 for resources).
 - Requires a \$300.00 per pet deposit.
- c. Rabbits and Ferrets:
- Maximum: 2 in the apartments or houses
 - Must be spayed or neutered (documentation required).
 - Must have current vaccinations, including rabies (documentation required).
 - Must be de-scented (Ferrets).
 - Must be housebroken.
 - Must have current photo on file with the office.
 - Requires a \$300.00 per pet deposit
- d. Birds:
- Must be enclosed in a cage at all times
 - No pet fee required
- e. Fish:
- Maximum Aquarium Size: 20 gallons
 - Must be on an approved stand
 - Unacceptable breed: Any poisonous fish.
 - No pet fee required
- f. Rodents: (guinea pigs, hamsters, gerbils, mice, or rats)
- Must be enclosed in a cage at all times
 - No pet fee required
- g. Reptiles: (Lizards, Turtles, and Salamanders)
- Must be enclosed in a cage/tank at all times
 - Unacceptable breeds: Snakes, and any poisonous breeds of reptiles.
 - No pet fee required
- h. Other Animals:
- Any animals not listed above are prohibited from being on University property.

REQUEST FOR PET OWNERSHIP

The application must be completed, turned into during the Student Apartments & Family Housing application process, and approved prior to bringing any animals into the Student Apartments & Family Housing complex.

Upon approval from the office to have an animal, the tenant will need to supply additional documentation required by University Housing:

- A. Veterinary certification of all recommended and/or required vaccinations with new certification provided to the Student Apartment & Family Housing Office annually (each Dec).
- B. Veterinary certification that the animal has been spayed or neutered.
- C. Completed **Animal Registration** form (see attached).
- D. Signed **Guidelines for Maintaining an Animal** form (see attached).
- E. A \$300.00 per pet refundable deposit (Dogs, Cats, Rabbits, and Ferrets).
- F. Proof of renter's insurance that covers animal bites (Dogs only).
- G. Proof that the dog or cat has been licensed with Jackson County (see page 5 for resources)
- H. A picture of the pet emailed to housing@sou.edu

RESPONSIBILITIES

1. Damages/Cleaning: The resident is responsible for all expenses of having the animal on the property, including the cost of damages, cleaning and repairs of the unit.
2. Alterations: Installations of pet doors or alterations to the property to accommodate the animal are prohibited.
3. Pet Free Areas: All animals must be kept within the tenant's rental property. When animals are outside of the tenant's rental property they must be on a lease at all times. Please see the enclosed PET FREE AREA MAP (page 6). **All areas designated as "pet free" (the red areas) on this map are restricted. NO PETS, regardless of how they are being controlled, are allowed in these areas.** Please note: Pets are allowed on the *sidewalks* in these areas.
4. Waste Removal: Pet owners who fail to clean up after their pets will be charged a \$50.00 per incident clean up fee for waste removal and continued violations may necessitate the removal of the animal from the complex.
5. Noise: If we should receive complaints of noise you may be asked to remove the animal from the complex.
6. Pet Care: If we find you to be in violation of any of the responsibilities of ownership you will be asked to remove the animal from the complex.
7. Inspections: The University has the right to inspect the property with a 24 hour notice to make sure you are complying with the pet policy. **At minimum, there will be a mandatory biannual (every 6 months) inspection of the apartment to make sure the pet is not causing damage and is being treated in a safe and humane way.**
8. Eviction: A pet which is deemed a threat to Family Housing Staff and tenants, or is causing damage to a unit, or is being treated inhumanely, will be removed from the premises. Furthermore, Family Housing reserves the right to ask the tenant to remove the animal for any reason with proper notice pursuant to Oregon Landlord and Tenant Law.

ENFORCEMENT OF POLICY

Southern Oregon University Student Apartments & Family Housing has the right to serve a 10 day eviction on the animal(s) and/or tenant(s) if any non-compliance of any part of the Pet Policy is discovered. We reserve the right to do an immediate 24-hour eviction of the animal if we feel that it is a danger or threat to any of the residents or staff.

RESOURCES

City of Ashland Municipal Codes:

9.16 Nuisances Dogs

<http://www.ashland.or.us/code.asp>

Oregon University System, Southern Oregon University

Division 45, Animal Control

[http://arcweb.sos.state.or.us/pages/rules/oars 500/oar 573/573 045.html](http://arcweb.sos.state.or.us/pages/rules/oars%20500/oar%20573/573%2045.html)

Jackson County Pet Licensing

<http://jacksoncountyor.org/hhs/Animal-Services/Pet-Licensing>

PET FREE AREA MAP

