



PETS AND PET POLICIES FOR APARTMENT OWNERS

Most Apartment owners and Property Management Firms have a "No Pets Policy" and it is addressed in their lease. In general, the "No Pet Policy" includes cats, dogs, snakes and other unusual animals. We agree with the "No Pet Policy". We are concerned with the physical harm from pets biting and attacking other tenants, guests, employees, business invitees.

In order to attract or retain good tenants, landlords make some exceptions. It should be noted when such exceptions are made, they usually charge a higher security deposit and an additional monthly fee of \$50.00 on average.

What makes a good "Pet Policy"?

Pet Policy	Reasoning behind the rule
No undomesticated or wild animals such as snakes, wolves, rodents, wild cats etc	It is not legal to keep most wild animals on a premises without a special permit.
Pet owners control of the pet.	The pet owner should have control of the animal at all times. Dogs should be restrained as required for control. Leashes should be used when the dog is out of the apartment. Dogs should not be tied up outside unattended.
No dogs whose breed weighs over 20 pounds when fully mature. The exception to this rule would be the dog specially trained to aid a handicapped person.	Small dogs have been bred to be "lap dogs" or companion dogs. Medium or large dogs are not bred to live in confined areas such apartments. Many have been bred for hunting or protection. They need room to exercise. See the list of dangerous breeds for ineligible dogs. Larger dogs (over 20 pounds) may be considered in a rented single family dwelling. See the following list of dangerous breeds for ineligible dogs.
No dogs with vicious tendencies. The landlord should see the dog and evaluate its behavior.	Any breed of dog can be vicious. Not all large dogs are vicious and not all small dogs are docile. All dogs should be docile and friendly.
No dogs that have bitten or attacked in the past.	If the dog has bitten or attacked before it likely will do it again.
If the landlord makes an exception and allows a dog, the Tenant should be required to carry a Personal Liability policy or Tenant Homeowners policy.	The Tenant's policy will offer relief to the victim, which in many cases will be all that is needed. It does not remove the landlords liability, if any, but is a first line of recovery of damages.

FYI

Here is a short list of medium to large dogs that should be considered dangerous breeds.

Akita

American Staffordshire Terrier (Pit Bull)

American Bull Dog (Pit Bull)

Australian Cattle Dog

Beauceron

Bernese Mountain Dog

Black Russian Terrier

Bull Mastiff

Bull Terrier, American Bull Terrier (Pit Bull)

Canary Dog, Canary Island Dog, Presa Canario

Cane Corso

Catahoula Leopard Dog

Chinese Shar Pei

Chow

Doberman Pinscher

Dog De Bordeaux

English Bull Terrier (Pit Bull)

German Sheppard

Jindo Dog

Mixed Breed with any breed on this list

Neapolitan Mastiff

Pit Bull

Presa Canario,

Rhodesian Ridgeback

Rottweiler

Tosa Inu

Wolf

Wolf Hybrid

Middlesex Mutual retains the right to decline other dog breeds as underwriting information is developed.