

UCSF Housing Pet Policy

This policy is restricted to the Mount Zion Housing property.

DEFINITION & MAXIMUM ALLOWED

A “pet” is defined as a dog or domestic cat. The Tenant cannot have more than 2 pets per unit. Please take your pet’s health and welfare into consideration when selecting the type and size of requested apartment/unit.

PET RENT

If you are approved to bring a pet, a pet rent fee will be charged monthly in addition to your apartment rent. The fee per pet is \$40 per month, on a prorated basis for any partial months, and is not refundable.

Note: Assistance animals that are approved by Housing Services are not pets and are therefore not part of this policy.

TENANT RESPONSIBILITIES

1. The Tenant is responsible for ensuring that s/he is in full control of the pet at all times. Care, supervision, and control of the pet are the responsibility of the pet Tenant. The Tenant must ensure that the pet does not pose a direct threat to the health or safety of others. Reasonable behavior is expected from pets. Housing Services may direct the Tenant to remove a pet that is aggressive, unruly, or disruptive (e.g., biting, snapping, barking, jumping on people, exhibiting aggressive behavior, soiling of interior common areas) if the Tenant is unable or unwilling to take effective action to control the pet. Repeated instances of such behavior may result in immediate exclusion from university facilities until the Tenant can demonstrate that s/he can effectively control the pet. Housing Services may also impose muzzle requirements at Housing Services’ sole discretion.
2. The Tenant must ensure that their pet is kept clean and well groomed. Pets that are excessively unclean (e.g. flea-infested, foul-smelling and/or shedding excessively) may be excluded from university facilities.
3. The Tenant will take action to avoid pest infestations (fleas, etc.). Tenant is responsible for the cost of any exterminations related to fleas.
4. The Tenant is legally and financially responsible for the actions of the pet including bodily injury or property damage. The Tenant’s responsibility includes, but is not limited to, replacement or restoration of furniture, carpet, window, wall covering, and other damaged property. The Tenant will cover these costs at the time of repair and/or move-out.
5. The Tenant is responsible for any expenses incurred for cleaning above and beyond a standard cleaning or for repairs or restoration to University premises. Housing will bill restoration costs to the Tenant’s account in the Housing Portal.
6. The Tenant will inform Housing in writing if the pet is no longer needed or is no longer in residence. To substitute a pet, the Tenant will reapply for the new pet in the Housing Portal.
7. Pets must be contained within the rental unit at all times, except when transported outside the private residential area in an animal carrier or controlled by a leash.
8. A domestic cat will not be left on its own in the rental unit for more than 3 days. A dog will not be left on its own in the rental unit for more than 12 hours. If a pet is causing a disturbance and the Tenant cannot be reached, UCSF Police may enter the apartment to check on its welfare and may call the local Animal Care and Control to remove the pet if deemed appropriate.
9. The Tenant will not bring, invite, or allow any unauthorized pets into the UCSF Housing property, including any pets that are “just visiting.” The Tenant will comply with community health and wellbeing requirements as follows:

10. Pets must be housebroken. The Tenant is responsible for ensuring the cleanup of the pet's waste and, when appropriate, must toilet the pet in areas designated by the University consistent with the reasonable capacity of the Tenant. Indoor pet waste, such as cat litter, must be placed in a sturdy plastic bag and sealed before being disposed of in an exterior trash can or dumpster. Pet waste must not be placed in compost or recycle bins. Cat litter boxes should be placed on mats so that waste is not tracked onto carpeted surfaces.
11. Vaccination: In accordance with local ordinances and regulations the pet must be immunized against diseases common to that type of animal. Dogs must have current vaccination against rabies and wear a rabies vaccination tag. Although not mandated, cats should have the normal shots required for a healthy animal. Some vaccines are required for dogs and cats. The SF Animal Care & Control Vaccine Task Force recommends vaccines for all pets. For an extensive list of vaccines, visit <https://www.sfanimalcare.org/services/vet-clinics/>.
12. Licensing: Housing reserves the right to request documentation showing that a dog has been licensed in San Francisco. In San Francisco, dogs over the age of four months must be licensed by law. For more information visit <https://www.sfanimalcare.org/services/licensing-your-pet/>. The pet should wear identification at all times. Cats do not require licensing, and for cats that may not tolerate collars and tags, microchip identification is suggested.
13. Leash: The pet must be leashed using a leash that is 6 feet in length or less, harnessed or tethered or securely confined in a crate or carrier.
14. Pets are restricted from the community room, study room, fitness center, and Housing office. Housing Services retains the right to add additional restrictions from common areas because of other tenants' allergies and phobias.
15. Other Conditions: Housing may place other reasonable conditions or restrictions on the pet depending on the nature and characteristics of the pet.
16. Any violation of the above rules may result in the exclusion of the pet from University Housing. Should the pet be excluded from the premises for any reason, the Tenant is expected to fulfill obligations for the remainder of the Housing Agreement.

RENTERS INSURANCE

Tenant will carry renters insurance which includes coverage for pet ownership.

Tenant Signature: _____

Date: _____