

Section OWNERSHIP APPLICATION - Sample Provision Excerpt (Public Preview)

PET: TYPE_____ WEIGHT AT MATURITY _____ AUTO: MAKE _____
_____ MODEL _____ YEAR _____ COLOR _____ LICENSE # _____ AUTO: MAKE _____
_____ MODEL _____ YEAR _____ COLOR _____ LICENSE # _____ BUYER'S
STATEMENT: I state that the above information is accurate and true and...

ISSUE #1



MARKUP #1 ->



MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. OWNERSHIP APPLICATION (p. 3): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

PET: TYPE_____ WEIGHT AT MATURITY _____
_____ AUTO: MAKE _____ MODEL _____
_____ YEAR _____ COLOR _____ LICENSE # _____ AUTO: MAKE _____
_____ MODEL _____ YEAR _____ COLOR _____
LICENSE # _____ BUYER'S STATEMENT: I state that the above information is accurate and true and...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

PET: TYPE_____ WEIGHT AT MATURITY _____
_____ AUTO: MAKE _____ MODEL _____
_____ YEAR _____ COLOR _____ LICENSE # _____ AUTO: MAKE _____
_____ MODEL _____ YEAR _____ COLOR _____
LICENSE # _____ BUYER'S STATEMENT: I state that the above information is accurate and true and condo consent to further inquiry...