Section PETS/ANIMALS - Sample Provision Excerpt (Public Preview)

PETS/ANIMALS
Shareholders are permitted to own one (1) dog, and the fully-grown weight must not exceed 30 pounds. Shareholders are also permitted to own two (2) indoor cats. Shareholders owning one dog are permitted one cat for a maximum of two pets. No other animal(s) are permitted without approval from the Board of Directors.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK — BOARD & COUNSEL REVIEW

Sec. PETS/ANIMALS (p. 14): 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 (Fair Housing Act - Assistance Animals) & HUD 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:
PETS/ANIMALS Shareholders are permitted to own one (1) dog, and the fully-grown weight must not exceed 30 pounds. Shareholders are also permitted to own two (2) indoor cats. Shareholders owning one dog are permitted one cat for a maximum of two pets. No other animal(s) are permitted without approval from the Board of Directors.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).