



Section BALCONIES - Sample Provision Excerpt (Public Preview)

PETS

The Condominium's By-Laws limit two pets per unit. No pets are allowed to be in the common areas unless carried or on a leash. No pets are permitted on any grass or garden plot under any circumstances. Pets must be walked off the property. Dogs are permitted to come in the front entrance after 10:00 PM and before 7:00 AM.

ISSUE #1



MARKUP #1 ->

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

BOARD & COUNSEL REVIEW

Sec. BALCONIES (p. 8): 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 The Condominium's By-Laws limit two pets per unit. No pets are allowed to be in the common areas unless carried or on a leash. No pets are permitted on any grass or garden plot under any circumstances. Pets must be walked off the property. Dogs are permitted to come in the front entrance after 10:00 PM and before 7:00 AM.

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).