



UNIVERSITY HOUSING

Student Apartments & Family Housing Pet Policies

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Southern Oregon University Student Apartments & Family Housing understands that a pet is an important member of the family and that going to school sometimes involves making tough decisions about housing and whether or not you can keep your pets. For these reasons, Student Apartments & Family Housing does allow most types of pets.

Please read through the entirety of this handbook. Tenants who wish to bring a pet into their Student Apartments & Family Housing must first receive approval from the Student Apartments & Family Housing Area Coordinator. Upon acceptance of the pet application, tenants may be asked to provide additional documentation as outlined in the section of this document labeled Request for Pet Ownership, and an **additional security deposit per approved animal of \$300**.

Keeping a pet while attending college is not a decision that should be made lightly. It is important that all members of the family weigh the pros and cons of keeping (or getting) a pet while attending SOU and living in Student Apartments & Family Housing. The types of important questions to ask are: "Will we have enough time to spend with our pet?", "Is an apartment appropriate for this kind of animal?", and "Would the pet be too much of a distraction?"

University Housing has the right at any time to alter this program. Any changes to this policy will be given to the tenants in writing. Any tenant who fails to follow the rules set forth in this booklet, fails to provide any required documentation (including annual vaccination updates), and/or is found to have provided false information may have the pet removed and/or be **subject to disciplinary action up to and including eviction**.

Restrictions and Procedures:

1. Residents of Student Apartment & Family Housing are restricted from keeping a pet without the approval and consent of the University Housing Office.
2. Pets are restricted from anywhere inside the Community Building and the University Housing Office.
3. Any pet not included on the original pet application, such as a visiting pet, is **strictly prohibited.**
4. Ownership limitations: The number of pets in an apartment or house shall not exceed two animals (see limitations below)
 - a. Dogs, Cats, Rabbits, and Ferrets are allowed. These animals are allowed with up to a \$300 per pet security deposit (restrictions apply).
 - i. Limitations:
 1. Apartments are allowed up to:
 - a. One dog with a maximum of one cat/ferret/rabbit or
 - b. Two cats/ferrets/rabbits.
 2. Houses are allowed up to:
 - a. Two dogs, or
 - b. One dog and one cat/ferrets/rabbits
5. Animals Allowed and Conditions of Allowance:
 - a. Dogs:
 - i. Maximum: 1 in the apartments, 2 in the houses.
 - ii. Weight: 35lbs when fully grown in the apartments, no weight restrictions for the houses.
 - iii. Age: No less than 1 year old.
 - iv. Breed: Breed must be approved by University housing. Unacceptable breeds include but are not limited to: Chow, Pit Bull, Rottweiler, Doberman Pincher, German Shepard, Dogo Argentino, Great Danes, Mastiffs, and Wolf or Wolf hybrid.
 - v. Owner must have a renters insurance policy that covers animal attacks.
 - vi. Must be spayed or neutered (documentation required).
 - vii. Must have current vaccinations, including rabies (documentation required).
 - viii. Must be housebroken
 - ix. Must have current photo on file with office.
 - x. Must be licensed with Jackson Country
 - xi. Requires a \$300 security deposit per pet.

b. Cats:

- i. Maximum: 2 in the apartments or houses
- ii. Age: No less than 1 year old.
- iii. Breed: Breed must be approved by University housing. Unacceptable breeds include but are not limited to: Anything that is a wild breed or cross bred with a wild cat, ex. Lynx, Bobcat, Serval, and Savannah.
- iv. Must be spayed or neutered (documentation required).
- v. Must have current vaccinations, including rabies (documentation required).
- vi. Must be indoor only unless walked outside on a leash.
- vii. Must be litterbox trained.
- viii. Must have a current photo on file with the office.
- ix. Must be licensed with Jackson County
- x. Requires a \$300 security deposit per pet.

c. Rabbits and Ferrets:

- i. Maximum: 2 in the apartments or houses
- ii. Must be spayed or neutered (documentation required).
- iii. Must have current vaccinations, including rabies (documentation required).
- iv. Must be de-scented (Ferrets).
- v. Must be housebroken.
- vi. Must have a current photo on file with the office.
- vii. Requires a \$300 security deposit per pet.

d. Birds:

- i. Must be enclosed in a cage at all times.
- ii. No pet fee required.

e. Fish:

- i. Maximum Aquarium Size: 20 gallons.
- ii. Must be on an approved stand
- iii. Unacceptable breed: Any poisonous fish.
- iv. No pet fee required

f. Rodents: (guinea pigs, hamsters, gerbils, mice, or rats)

- i. Must be in an enclosed cage/tank at all times.
- ii. No pet fee required

g. Reptiles: (Lizards, Turtles, and Salamanders)

i. Must be in an enclosed cage/tank at all times.

ii. Unacceptable breeds: Snakes and any poisonous breeds of reptiles.

iii. No pet fee required.

h. Other Animals:

i. Any animals not listed above are prohibited from being on University property.

Request for Pet Ownership:

The application must be completed, turned into the Student Apartment & Family Housing office during the application process, and approved prior to bringing any animals into the Student Apartments & Family Housing complex.

Upon approval from the office to have an animal, the tenant will need to supply additional documentation required by University Housing:

- Veterinary certification of all recommended and/or required vaccinations with a new certification provided to the Student Apartments & Family Housing Office annually (each June).
- Veterinary certification that the animal has been spayed or neutered.
- \$300 pet deposit per animal.
- Proof of renter's insurance that covers animal bites (Dogs only)
- Proof that dog or cat has been licensed with Jackson County.

Responsibilities:

1. Damages/Cleaning: The resident is responsible for all expenses of having the animal on the property, including the cost of damages, cleaning and repairs of the unit.
2. Alterations: Installations of pet doors or alterations to the property to accommodate the animal are prohibited.
3. Pet Free Areas: All animals must be kept within the tenant's rental property. When animals are outside of the tenant's rental property. When animals are outside of the tenant's rental property they must be on a lease at all times.
4. Waste Removal: Pet owners who fail to clean up after their pets will be charged a \$50 per incident clean up fee for waste removal and continued violation may necessitate the removal of the animal from the complex.
5. Noise: If we should receive complaints of noise you may be asked to remove the animal from the complex

6. Pet Care: If we find you to be in violation of any of the responsibilities of ownership you will be asked to remove the animal from the complex.
7. Inspections: The University has the right to inspect the property with a 24-hour notice to make sure you are complying with the pet policy. At minimum, there will be a mandatory biannual (every 6 months) inspection of the apartment to make sure the pet is not causing damage and is being treated in a safe and humane way.
8. Eviction: A pet that is deemed a threat to Student Apartment & Family Housing Staff and Tenants, or is causing damage to a unit, or is being treated inhumanely, will be removed from the premises. Furthermore, Student Apartments & Family Housing reserves the right to ask the tenant to remove the animal for any reason with proper notice pursuant to Oregon Landlord and Tenant Law.

Enforcement of Policy:

Southern Oregon University Student Apartments & Family Housing has the right to serve a 1- day eviction on the animal(s) and/or tenant(s) if any non-compliance of any part of the Pet Policy is discovered. We reserve the right to do an immediate 24-hour eviction of the animal if we feel that it is a danger or threat to any of the tenants or staff.

Resources:

- [Jackson County Pet Licensing](#)
- [City of Ashland Municipal Code: Nuisance Dogs](#)
- [SOU Animal Control Policy](#)