



This section is intended to develop a set of regulations that allow applicants with disabilities to qualify for exclusion from the terms and conditions of the Hotel's Pet Policy and pet ownership rules contained therein. In keeping with the Housing Authority's responsibility (Hotel Dolce Villa) to ensure the health, safety and well-being of all its residents, it nevertheless recognizes that certain applicants and residents with disabilities require the Hotel to promulgate and effectuate this policy of reasonable accommodations for such disabled persons.

A. Applications. Any applicant or resident who desires to have a pet which does not conform to the regulations contained in the pet policy may apply for a reasonable accommodation in order to qualify for an exclusion based on his/her disability. The applicant for an exclusion must provide all necessary information, as required by this policy, in order to properly determine the applicant's qualifications for such exclusion.

B. Definitions. Although HUD does not specifically provide definitions for the terms "service animal," "support animal" and "assistance animal," the Housing Authority recognizes that federal law governing "reasonable accommodations" shall apply.

C. Verification.

(1) The Housing Authority shall be entitled, as part of its application and review process:

(a) To verify the existence of the applicant's disability (i.e., applicant has a physical or mental impairment that substantially limits one or more major life activities).

(b) To obtain documentation from any treating physician, psychiatrist or other mental health professional or facility that such animal provides support that alleviates some or all of the identified symptoms or effects of the applicant's existing disability.

(2) The Housing Authority shall not seek verification of an applicant's disability if his/her disability is obvious and if the need for the requested reasonable accommodation is readily apparent. In these instances where the disability is obvious but the need for reasonable accommodation is not readily apparent, the Housing Authority may request information that is necessary to evaluate the disability-related need for the accommodation.

D. Acceptance/rejection. After full and complete review of all significant factors, the Housing Authority shall advise the applicant in writing whether the request for reasonable accommodations has been accepted or rejected. Such notice shall be provided within 10 days of receipt by the Housing Authority of all requested documentation to buttress the application. If the request for reasonable accommodations has been rejected, such notice shall contain the grounds for rejection. If the applicant for exclusion has not met the criteria for exclusion and has, therefore, not established that he/she needs the animal as a reasonable accommodation, then the applicant shall be obligated to comply with the existing pet policy if he/she wishes to keep the animal.

E. Authority of Hotel Dolce Villa. The Housing Authority shall not be required to provide any reasonable accommodation, if:

- (1) The animal would pose a direct threat to the health and safety of others.
- (2) The animal requested has a history of dangerous behavior.
- (3) The presence of the animal would:
  - (a) Result in substantial physical damage to the property of the Hotel or others, unless the threat can be eliminated or significantly reduced by a reasonable accommodation;
  - (b) Pose an undue financial and administrative burden to Hotel Dolce Villa; or

F. Other rules/regulations. If a support animal is accepted by the Housing Authority as a reasonable accommodation, such animal and the owner thereof shall nevertheless be governed by those sections of the existing pet policy regulating the safe and sanitary management of all animals who live on Housing Authority premises.