

SERVICE ANIMALS AND U.S. FEDERAL LAW

REASONABLE HOUSING ACCOMMODATIONS

The owner/handler of this service animal is presenting this document voluntarily and is **NOT REQUIRED** by Law to do so.

IT IS AGAINST UNITED STATES FEDERAL LAW TO DISCRIMINATE AGAINST THOSE WITH SERVICE ANIMALS.

INDIVIDUALS WHO BELIEVE THEY HAVE BEEN UNLAWFULLY DENIED REASONABLE HOUSING ACCOMMODATION FOR AN ASSISTANCE ANIMAL OR HAVE OTHERWISE EXPERIENCED DISCRIMINATION IN HOUSING, YOU CAN FILE A COMPLAINT WITH FHEO. INDIVIDUALS ALSO HAVE THE RIGHT TO FILE A PRIVATE LAWSUIT IN FEDERAL COURT CHARGING THE ENTITY WITH DISCRIMINATION UNDER THE ADA AND FHEO.

The Fair Housing Act (FHAct), Section 504 of the Rehabilitation Act of 1973 (Section 504), does not limit housing providers' obligations to make reasonable accommodations for assistance animals. Persons with disabilities may request a reasonable accommodation for any assistance animal, including an emotional support animal, under both the FHAct and Section 504.

This Service/Emotional Support Animal and their access to Reasonable Housing Accommodations is protected under Federal law. For questions regarding the FHEO, please contact the US Department of Housing and Urban Development at 1-800-669-9777 (or 1-800-927-9275 for TTY) . To file a complaint go to the FHEO website: https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint.

Housing providers cannot refuse to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling.

According to U.S. FHEO Law, An assistance animal is an animal that works, provides assistance, or performs tasks for the benefit of a person with a disability, or that provides emotional support that alleviates one or more identified effects of a person's disability. An assistance animal is not a pet.

A reasonable accommodation request for an assistance animal may include:

A request to live with an assistance animal at a property where a housing provider has a no-pets policy or A request to waive a pet deposit, fee, or other rule as to an assistance animal.

Courts have consistently held that tenants requesting a reasonable accommodation for an emotional support animal must demonstrate a relationship between his or her disability and the companionship of the animal. Furthermore, landlords are entitled to ask for supporting materials from a physician or other legitimate medical professional documenting the need for an emotional support animal, but **NOT** medical records.