

LANDLORD LIMITATIONS

When a person with a disability asks permission to have an assistance animal in the unit, the landlord may not:

- Refuse to grant the request, unless granting the request would impose an undue burden or hardship, or fundamentally alter the nature and type of services provided.
- Refuse to grant a request for an Assistance Animal because of the breed of the animal.
- Deny a request for an Assistance Animal without offering a suitable alternative.
- Require a person with a disability to provide specific health information to prove the need for the animal.
- Require the person with the disability to complete a specific form in order to have the request considered.
- Demand certification for the Assistance Animal.
- Without proper cause, limit the number of Assistance Animals that a tenant may have.

WTLS does not discriminate on the basis of age, race, color, religion, national origin, sex, or disability status.

If you feel you have been discriminated against, you may file a complaint by writing to:

WTLS EEOC Officer
210 W. Main St.
Jackson, TN 38301

West Tennessee Legal Services

800-372-8346

731-423-0616

901-471-8006

Jackson

210 W Main St
Jackson, TN 38301

Memphis

1407 Union Ave, Suite 1100
Memphis, TN 38104

Dyersburg

208 S Church Ave
Dyersburg, TN 38024

Huntingdon

113 W Paris St
Huntingdon, TN 38344

Selmer

141 N Third St
Selmer, TN 38375

Legal Aid Society of Middle Tennessee & the Cumberlands

www.las.org
615-244-6610

Legal Aid of East Tennessee

www.laet.org
865-637-0484

LSC | America's Partner
for Equal Justice
LEGAL SERVICES CORPORATION

ASSISTANCE ANIMALS YOUR RIGHTS UNDER THE FAIR HOUSING ACT



WEST TENNESSEE LEGAL SERVICES

WTLS.ORG

ASSISTANCE ANIMALS

WHAT ARE ASSISTANCE ANIMALS?

The Federal Fair Housing Act provides protection for individuals with disabilities who need assistance animals to have an equal opportunity to use and enjoy a dwelling and the common areas where the dwelling is located.

What are assistance animals?

Assistance animals are animals that "assist, support or provide services to persons with disabilities."

For Fair Housing Act purposes, the term Assistance Animal includes:

- Service Dogs and Service Horses
- Emotional Support Animals
- Therapy Animals
- Companion Animals
- Support Animals

Assistance Animals are not Pets!

An Assistance Animal is:

- An extension of the person with the disability.
- No different than any other prescriptive aid that a person with a disability may use (like a cane, walker, or an inhaler).

TENANT RESPONSIBILITIES

When the landlord grants an accommodation for an **assistance animal**, the tenant has a duty to:

- Follow all other terms and conditions of the lease-especially those that apply to the animal.
- Control the animal at all times.
- Clean up behind the animal-inside the unit and wherever the animal makes a mess.
- Follow all laws and ordinances that pertain to owners of animals (such as leash laws).
- Pay for any damage caused by the **assistance animal** in the dwelling unit or other common areas.

To show the connection between the request for each **assistance animal** and the disability with which the animal provides assistance.



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TENANT RIGHTS

When a tenant is prescribed an assistance animal, the tenant has the right to request a reasonable accommodation to

- Waive a "No Pet" Policy to accommodate the need for the assistance animal.
- Request a waiver of a "Pet Deposit" requirement.
- Request an exemption from housing policies that restrict the size, weight and breeds of animals allowed on the premises.
- Have more than one assistance animal if more than one is prescribed.
- Provide written verification from any reliable third party who is familiar with the condition and need of the person requesting the assistance animal (not just a doctor).

Scan the QR code for more information.

