



Service and Assistance Animals in Housing: WHAT YOU NEED TO KNOW

Even when a building's rules do not allow pets, anti-discrimination laws may permit a person with disabilities to have a *service animal* and/or an *assistance animal* as a *reasonable accommodation* for the disability. *Service animals* and *assistance animals* are considered to be **assistance aids**, much as wheelchairs or crutches are **assistance aids**.



The person requiring a *service* or *assistance animal* should present the landlord or management company with a request and a letter from his or her health care provider.

This request and letter should state that the person requires the animal in order to reside in the property because of his or her specified disability and it should explain that the person is requesting to be allowed to have a *service* or *assistance animal* in the property. (*Assistance animals* are **not restricted** to any one breed/species of animal.)



This accommodation on the part of the landlord or management company would be considered a *reasonable accommodation* to the rules of the dwelling. The landlord may deny the request if there is an undue financial or administrative burden placed upon the landlord or if the request is deemed unreasonable; otherwise, the request must be granted and **NO** pet fee, "deposit" or any other charge may be assessed for a *service* or *assistance animal* if it will allow for the full use and enjoyment of the housing for the resident.

For more information, please contact the Colorado Civil Rights Division at 303-894-2997 or 1-800-262-4845 and/or review the HUD/DOJ Joint Statement on Reasonable Accommodations under the Fair Housing Act: <http://www.hud.gov/offices/fheo/library/huddojstatement.pdf> or review the website for the HUD Service Animals and Assistance Animals for People with Disabilities in Housing and HUD-Funded Programs: http://portal.hud.gov/hudportal/documents/huddoc?id=servanimals_ntcfheo2013-01.pdf

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