Residents’ pets are presenting an increasing problem for community owners. Claims involving pets, especially dogs, have risen substantially with awards setting all time records.

We understand that state and federal laws can often impact your ability to control pets in your community. However, there are things you can do to reduce your liability potential such as:

- Include clear language in your lease and park regulations regarding pets
- Clearly state the consequences for infractions
- Require pet owners to furnish you with a certificate of liability insurance with minimum limits of $500,000
- Require pet owners to furnish you with a pet license according to local regulations
- Most importantly, document any violations and/or warnings to pet owners, even if it is a verbal communication. Document all complaints from other residents as well. Maintaining a simple log in your office will provide great help should a claim occur and/or a court case be brought against you.
- Enforce your rules. State what you will do and then do it
- Educate all employees (managers, office staff, service personnel, etc) - be sure that they observe and document complaints or infractions.