



Policy: Pets at Broadmead in Independent Living

Purpose:

Broadmead believes that the demonstrated values and benefits of pet ownership and pet care in improving and maintaining the physical, emotional, and social health of residents of our community justify and require that Broadmead accommodate the presence of pets as part of the community.

Policy:

This policy provides a balanced recognition of the health, safety, and well-being of all residents, visitors, and employees of Broadmead. This policy also provides Broadmead management with full control over the pet population of the community. Maintaining a pet remains a privilege, which carries with it responsibilities to the same physical, emotional, and social health of other members of our community.

This policy addresses pets owned by residents in independent living, visiting pets, emotional support animals and service animals. Under the Fair Housing Act, housing providers are obligated to permit, as a reasonable accommodation, the use of animals that work, provide assistance, or perform tasks that benefit persons with a disability, or provide emotional support to alleviate a symptom or effect of a disability. Pet ownership in licensed levels of living (assisted living and comprehensive care) is not addressed under this policy.

Emotional Service Animals: A veterinarian's letter or registration certificate indicating the need for an emotional service animal will be required by Broadmead. An emotional support animal provides comfort just by being with a person. Because they have not been trained to perform a specific job or task, they do not qualify as a service animal under the American with Disabilities Act (ADA).

Service Animal: According to the Americans with Disabilities Act (ADA), service animals are defined as "dogs that are individually trained to do work or perform tasks for people with disabilities." The key matter of importance at Broadmead is that "reasonable accommodation" must be made for service animals. This means allowing service animals in spaces where animals are not typically/legal allowed, such as dining venues. Broadmead's "no pets" policy does not apply to service animals. However, a registration certification will be requested.

Procedure:

Broadmead will comply with the Fair Housing Act, Americans with Disabilities Act and the Baltimore County Animal Laws as follows:

1. Residents will be required to complete Broadmead's Pet Registration packet (attached) which includes: Pet Registration form, the residents' Pet Responsibility Pledge, Pet Owner Responsibilities, and the Pet Agreement. The Pet Registration packet may be provided at the time of admission or when acquiring a new pet during residency at Broadmead.
2. The completed Pet Registration packet will be submitted to the Reception Desk, where all information is entered into Broadmead's database. The hard copy of the completed packet of information will be filed and maintained at the Reception desk.
3. Residents of a registered Broadmead pet will receive a registration identification tag to be placed on their pet's collar which must be visible whenever bringing the pet into the Community Center.
4. Guests of residents coming to the Community Center who bring a pet when visiting must check in at the front desk to ensure they receive a copy of Broadmead's Pet Policy and to ensure that the pet is properly leashed (retractable leashes are not permitted in the Community Center). The visitor's pet will be registered as a visitor for the day and a temporary pass will be issued to the visitor.
5. Pets may accompany Broadmead residents into some areas of the Community Center to include the front desk lobby, main corridors and entrances and the resident mailbox areas.
6. All pets are prohibited from going behind the front desk, entering office spaces, therapy, medical spaces and any common gathering spaces like the Auditorium and dining rooms. Officially registered/recognized service animals may enter areas only when necessary and are accompanied by the resident owner.
7. Any damage caused by within the Community Center by a resident's pet or by pets of their visitors (urinating or defecating on carpets or furniture, chewing on furniture, etc.) will be the responsibility of the resident.
8. All dogs and cats must be on a leash (not retractable) outside of your Broadmead residence. Exception is made for service animals that must remain unrestrained to effectively perform their role, but these service animals must be controlled through trained signals at all times. If animals are tethered outside, chains must be on swivels. Chain collars may not be used, except while training.
9. Broadmead does not permit visible fences at individual residences for the purpose of containing pets. Invisible fences are permitted. The purchase price of an invisible fence, the cost to install the fence, and any future repairs to the fence that may be needed are the responsibility of the resident.
10. All dogs and cats must be licensed at four months of age. New pets, and those moving to Broadmead, must be licensed within 30 days of residency.

11. All dogs and cats four months of age must be vaccinated against rabies.
12. All animals must be provided shelter from wind, snow, rain, cold and the sun whenever outside, plus an adequate daily supply of food and clean water in clean, untipable bowls.
13. When Broadmead staff enter a resident's home to perform services i.e., housekeeping, maintenance, etc., all pets must be restrained, leashed or crated by the owner throughout the time work is performed. It is preferable pet owners to be home during these times. Services to a resident may be denied or other arrangements made for services should a pet be left unattended, unrestrained, or not crated when staff are scheduled to be in the home.
14. Owners of female cats and dogs "in heat" must not leave their pets outside unattended. Although spaying female or neutering male animals is not required, it is highly recommended.
15. It is a violation of the law to allow dogs to bark excessively and against Broadmead's noise restrictions.
16. If an animal bites someone, the owner of the animal and the bite victim must report the injury to Broadmead's Vice President of Facility Services and Risk. The Police Department will be notified. Residents and their visitors who bring pets with them onto the Broadmead campus are responsible for any bites or injuries caused to another person or animal or for any aggressive behavior.
17. Broadmead's Executive Leadership Team reserves the right to require the removal of an animal from the Community Center for any reason at any time.
18. Owners are responsible for the immediate removal of pet waste anywhere on the Broadmead campus including the dog park.
19. It is violation of the law to abandon or neglect pets you cannot keep. If you are unable to keep your pet, please call the Baltimore County Office of Animal Control for assistance. Residents may also contact Broadmead's Director of Social Work.
20. Any puppy or kitten sold or given away must be at least eight weeks old. Anyone selling or giving away a puppy, kitten, dog, or cat must provide a health certificate signed by a licensed veterinarian, along with a statement indicating date of sale or transfer of animal, description of animal and immunizations given. The name, address, and phone number of buyer and seller must also be provided.
21. Inadequate provision of food or water, unsanitary conditions, animal combat and neglect are all considered animal cruelty.
22. Enforcement of these guidelines will be the responsibility of the VP of Facilities and the VP of Health Services or designee. Non-compliance with the Baltimore County animal laws will be addressed with the resident pet owner and/or their responsible party or visitors. Investigation and resolution of concerns will be mutually agreed upon, unless the safety and well-being of the resident pet owner, other residents, employees, visitors, or the pet is in immediate jeopardy. Resolution may include a mandatory removal of the pet from the Broadmead Community.

Facilities Services Announcement - March 9, 2023

After careful consideration, including feedback from residents and Team members; the pet policy at Broadmead has been revised. Here is a quick overview of the highlights of the revisions:

- Residents may bring their pets into the community center common spaces but are restricted from dining areas, meeting spaces, activity spaces, offices, and behind the front desk.
- All pets of Broadmead will be identified by a registration tag issued from Broadmead. We will be contacting you soon to register your pet.
- All visitors bringing a pet to the Community Center will be required to register the pet for the day at the front desk.
- Residents who have a pet who damages any areas within the Community Center will be charged for the repair/replacement/cleaning
- All pets must be restrained, leashed or crated during times when services are being provided in the home, i.e., Housekeeping or Maintenance.
- Broadmead's Executive Leadership team reserves the right to require removal of a pet from the Community Center for any reason at any time.
- Resolution of a pet concern may include a mandatory removal of the pet from the Broadmead community.

The pet registration packet can be found by [CLICKING HERE](#)