



Assistance Animal requirements:

It is Coastal Group Inc.'s policy that reasonable accommodations will be made to assist our rental customers with their housing in accordance with the Virginia Residential Landlord Act (VRLTA)

A summary of requirements under the VRLTA:

- a. the Animal must be Licensed by the local municipality
- b. all shots and vet records up to date.
- c. pet named on Renter's insurance policy or insured through the Buildium / Assurant coverage
- d. "Animal Addendum" with damage and treatment responsibilities requirements (no pet deposit or rent)
- e. Documentation from "Care Provider" licensed in Virginia (see the act for definitions)
- f. references from prior Landlord / housing authority, if available.

Note: these requirements are being formalized at the Commonwealth of Virginia level, to be signed by the governor and approved by HUD in May of 2017, effective by law as of 1 July 2017.

Rental Applicants request for "Reasonable Accommodation for Assistance Animal"

1. Renters request for a reasonable accommodation to maintain an assistance animal in a dwelling, including any supporting documentation verifying the disability and disability-related need for an accommodation.

2. Type of Animal: _____, Breed: _____,

Weight: _____, Age: _____, Name: _____

3. Caretaker / Therapist contact info: Name: _____,

Phone: _____, Email: _____

Authorization to contact the Caretaker/Therapist:

Name(s)

date

telephone

4634 Haygood Road
Virginia Beach, VA 23455

Fax 757-233-9696

SB 1228 Va. Fair Housing Law; responsibilities with respect to use of an assistance animal in a dwelling.

SUMMARY AS PASSED: (see separate bill details with highlights)

Virginia Fair Housing Law; rights and responsibilities with respect to the use of an assistance animal in a dwelling. Sets out the rights and responsibilities under the Virginia Fair Housing Law (§ 36-96.1 et seq.) with respect to maintaining an assistance animal in a dwelling.

The bill establishes a process through which a person with a disability may submit a request for a reasonable accommodation to maintain an assistance animal in a dwelling, including any supporting documentation verifying the disability and disability-related need for an accommodation.

Under the bill, a request for reasonable accommodation to maintain an assistance animal may be denied for any one of the following reasons:

- (i) the requester does not have a disability;
- (ii) the requester does not have a disability-related need for an assistance animal;
- (iii) the accommodation imposes an undue financial and administrative burden on the person receiving the request; or
- (iv) the accommodation would fundamentally alter the nature of the operations of the person receiving the request.

The bill provides that whenever a request for a reasonable accommodation to maintain an assistance animal in a dwelling is denied for reasons other than that the requester does not have a disability or a disability-related need for an assistance animal, an interactive process shall be initiated to determine if there is an alternative accommodation that would effectively address the disability-related need. The bill also defines "assistance animal," "major life activities," "therapeutic relationship," and "physical or mental impairment."

The bill provides that if any provision of its provisions is determined by the U.S. Department of Housing and Urban Development to be not substantially equivalent or otherwise inconsistent with the federal Fair Housing Act of 1968, 42 U.S.C. § 3601 et seq., as amended, such provision shall not be enforceable. As introduced, this bill was a recommendation of the Virginia Housing Commission.

(note: awaiting Governor's signature)