

Emotional Support Animals in Rentals

1. Tenants can have emotional support animals (ESA) even though the landlord has a “no pet” policy! Even if an HOA won't allow pets they must be permitted.
2. No limit on ESA's according to Fair Housing Administration. Tenant may have multiple animals as long as they have letters for each.
3. Landlord can request a letter from a medical professional stating that the tenant does have an ESA.
4. Landlord cannot contact the medical professional to verify the letter or ask about the tenant's disability, although the letter must be on professional letterhead and contain contact information.
5. ESA's are not limited to dogs and/or cats. They can be any form of animal as long as it can be reasonably housed inside the unit. Miniature horses, pigs, llamas, chickens, etc.
6. Tenant is responsible for the repairs needed if inflicted by their ESA. They must also reasonably clean up after that animal.
7. Landlords may not charge any pet deposits, rents or any other fees because of ESA's.
8. Landlords cannot charge excess security deposits because of ESA's.
9. Breed limitations can be enforced, if required by the township or municipality, but a phone call must be made to verify the restriction and see if they will allow it. Insurance companies may have breed restrictions, but will usually make exceptions for emotional support animals. Landlord must verify with the insurance company and put them on notice.