

SERVICE DOGS AND EMOTIONAL SUPPORT ANIMALS

SERVICE DOGS

- If it looks and acts like a Service Dog it probably is
- Paperwork is largely irrelevant because so many bogus “certifications” can easily be obtained over the Internet for a few dollars
- You may ask two (2) questions - 1) Does the person that needs the Service Dog have a disability that affects a major life function (you cannot ask what it is)? 2) What is the Service Dog trained to do?
- The answer to the first question will always be yes. The answer to the 2nd question is the key. What you are looking for is the Owner to tell you that the dog is trained in Recognition and Response. In other words, the dog must be trained to sense something and respond to it (An example is a war veteran with PTSD will begin to emit a hormone when his/her stress level goes up. The Service Dog senses, or smells, the hormone and then barks or nudges the veteran to alert him/her that a Stress Attack is imminent)
- If the Owner cannot tell you that the dog is trained in Recognition and Response, chances are it is not a Service Dog
- If the dog looks and acts like a typical family pet it is highly unlikely that it is a Service Dog
- If the Owner tells you that the dog tells them when it is time to take their medicine this is probably bogus as a watch alarm or other device can just as easily do so. Also, dogs can't tell time (but a true Service Dog may be able to sense something and alert the Owner)
- If it is determined that the Service Dog is legitimate, then the Service Dog is allowed to go anywhere on the Property that the Owner can go (the Service Dog would not be allowed to get in the Pool or in the Hot tub but can go in the immediate vicinity)
- When in doubt call the Property Manager
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EMOTIONAL SUPPORT ANIMALS (COMFORT ANIMALS)

- Emotional Support Animals are usually nothing but family pets
- The Owner, in order to keep the Animal with them on Vacations and Trips, has obtained a Letter from a Medical Professional, or someone in that Field (it could be even a Social Worker who has special training), that says the Owner needs the presence of the Animal(s) for their emotional well being
- The first question should always be to ask the Owner how long is their stay? **If the answer is any amount thirty (30) days or less then tell them that they will have to Board their animal elsewhere and that the animal will not be allowed.** This is because Emotional Support Animals are not covered under the Disability Act and are covered under the Fair Housing Act. The Fair Housing Act does not have jurisdiction if the stay is thirty (30) days or less
- If the Owner's stay is more than thirty (30) days and their Paperwork appears to be valid then the Owner must be allowed to bring the Animal on to the property. However, the Animal will only be allowed to go where Condominium Unit Owners are allowed to take their pets

All Service Dogs and Emotional Support Animals that are allowed on the Property must still be in compliance with all of the Rules and Regulations of the Association. If not, they are still subject to expulsion.