

Example pet clauses

1. Short form pets permission clause (with pet policy)
2. Long form pets permission clause (no policy)
3. Pets considered clause (no policy)

1. Draft short form pet permission clause (with accompanying pet policy) Cats explicitly allowed clause

The Landlord permits the Tenant to keep [insert permitted number] cats in the Property for the duration of the Term/Tenancy. The Tenant agrees to comply with the Pet Policy set out at Schedule [insert schedule number] at all times for the duration of the Term/Tenancy.

Draft Supplementary Pet Policy: "[Insert schedule number]"

Core Pet Policy requirements

1. The Landlord may request a written reference regarding the cat(s) from the Tenant's former landlord if the cat(s) has previously been kept in rented accommodation.
2. Cats must be neutered (and evidence of neutering supplied on request – see discretionary requirements).
3. Cats must be microchipped and the address of the rented Property in which the owner

resides with the cat must be registered with the microchip company (and evidence supplied on request – see discretionary requirements).

4. Cats must be fully vaccinated with annual boosters and regularly treated for fleas and mites. (The Landlord may require the Tenant to supply evidence in support – see discretionary requirements).

Discretionary Requirements

5. Tenants must provide the Landlord with the following information concerning the cats:
 - (a) Name(s) of cat(s);
 - (b) Registered veterinary practice contact details;
 - (c) Veterinary or other records (eg animal welfare charity) of neutering;
 - (d) Veterinary or other records (eg animal welfare charity) of vaccinations, treatments for fleas, mites or other parasitic conditions;
 - (e) Microchip number[s]; and evidence that the chip details the Tenant's current address;
 - (f) Contact details of a person

who will care for the cats in an emergency/tenant's absence.

6. Tenants are responsible for their cats under the relevant animal welfare legislation [The Animal Welfare Act 2006/The Animal Welfare (Scotland) Act 2006/ Welfare of Animals Act (Northern Ireland) 2011]. If the Landlord suspects that the Tenant is in breach of their legal obligations towards the cats the Landlord may report the Tenant to the relevant authority, and permission to keep the cats under clause [insert clause number] may be revoked.
7. Cats must not be allowed to foul inside the Property except in a litter tray. The litter tray must be cleaned regularly and litter disposed of properly and efficiently.
8. Tenants must repair any damage to the Property and its fixtures and fittings which have been caused by the cats to the satisfaction of the Landlord.
9. At the end (or earlier expiration) of the Term the Tenant will clean the Property.
10. Tenants must not allow the cats to cause a nuisance of any kind including nuisance to the other tenants in relation to noise or hygiene.
11. Landlords may grant the Tenant permission to install a cat flap(s) at the Property, such permission shall not be unreasonably withheld.
12. Tenants who wish to obtain an additional pet of any kind or have more than [insert permitted number] cats must first apply for written permission from the Landlord.

2. Draft long form pets permission pet clause (no accompanying pet policy) Pets permission clause

The Landlord permits the Tenant to keep [insert permitted number] cats in the Property for the duration of the Term/Tenancy. The Tenant agrees that the cats will be neutered, microchipped and fully vaccinated with annual boosters and regularly treated for fleas and mites.

Discretionary Requirements

1. The Tenant will reimburse the Landlord for the costs of any damage to the Property or the Landlord's fixtures and fittings caused by having a cat in the Property OR Tenants must repair any damage to the Property and its fixtures and fittings which have been caused by the cats to the satisfaction of the Landlord.
2. Tenants are responsible for their cats under the relevant animal welfare legislation [The

Animal Welfare Act 2006/The Animal Welfare (Scotland) Act 2006/Welfare of Animals Act (Northern Ireland) 2011]. If the Landlord suspects that the Tenant is in breach of their legal obligations towards the cats the Landlord may report the Tenant to the relevant authority, and permission to keep the cats under clause [insert clause number] may be revoked.

3. Cats must not be allowed to foul inside the Property except in a litter tray. The litter tray must be cleaned regularly and litter disposed of properly and efficiently.

3. Draft pets considered clause (no accompanying pet policy) Pets considered clause

Pets will be considered by the Landlord. Permission to keep a cat(s) in the Property for the duration of the Term/Tenancy will not be unreasonably withheld and will be on the basis of the Landlord specifying

the number of cats permitted in the Property for the duration of the Term/Tenancy. The Tenant is on notice that the number of cats permitted per property will not normally exceed a maximum of two unless there are exceptional circumstances, such as an extremely large property. A condition of any permission granted by the Landlord will be that the Tenant agrees that the cat(s) in the Property will be neutered, microchipped and fully vaccinated with annual boosters and regularly treated for fleas and mites. Such permission will be evidenced in writing through written communication to the Tenant. Such permission by the Landlord will be in writing and addressed to the Tenant.

Please note: any guidance provided in this document does not constitute legal advice and Cats Protection recommends that anyone entering into a tenancy or other arrangement should first seek independent legal advice from their own solicitor or from Citizens Advice.

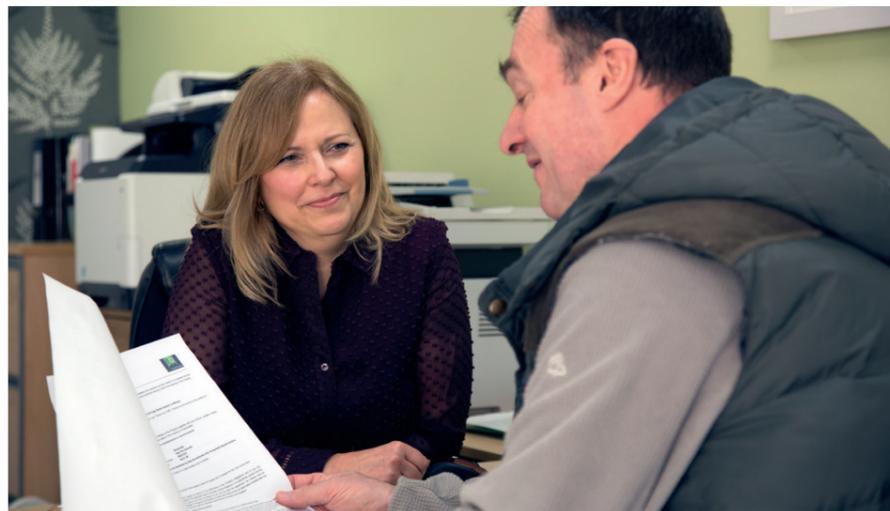


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