

Castle Property LLC - ADA ANIMAL POLICY:

Castle Property is committed to providing fair housing to all applicants regardless of disabilities. Our pet policy is in compliance with the current Americans with Disabilities Act as interpreted by ADA National Network a respected authority and supporter of the law.

If this law or its interpretations change over time, we will change our policy to be in full compliance with the law.

For more information on ADA National Network <http://adainfo.us/serviceanimalbook>.

Service Animals and Emotional Support Animals

Where are they allowed and under what conditions?

Jacquie Brennan
Vinh Nguyen (Ed.)
Southwest ADA Center
A program of ILRU at TIRR Memorial Hermann

II. Service Animal Defined by Title II and Title III of the ADA

A service animal means any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. Tasks performed can include, among other things, pulling a wheelchair, retrieving dropped items, alerting a person to a sound, reminding a person to take medication, or pressing an elevator button.

Emotional support animals, comfort animals, and therapy dogs are not service animals under Title II and Title III of the ADA. Other species of animals, whether wild or domestic, trained or untrained, are not considered service animals either. The work or tasks performed by a service animal must be directly related to the individual's disability. It does not matter if a person has a note from a doctor that states that the person has a disability and needs to have the animal for emotional support. A doctor's letter does not turn an animal into a service animal.

Examples of animals that fit the ADA's definition of "service animal" because they have been specifically trained to perform a task for the person with a disability:

Guide Dog or Seeing Eye® Dog is a carefully trained dog that serves as a travel tool for persons who have severe visual impairments or are blind.

Hearing or Signal Dog is a dog that has been trained to alert a person who has a significant hearing loss or is deaf when a sound occurs, such as a knock on the door.

[Psychiatric Service Dog](#) is a dog that has been trained to perform tasks that assist individuals with disabilities to detect the onset of psychiatric episodes and lessen their effects. Tasks performed by psychiatric service animals may include reminding the handler to take medicine, providing safety checks or room searches, or turning on lights for persons with Post Traumatic Stress Disorder, interrupting self-mutilation by persons with dissociative identity disorders, and keeping disoriented individuals from danger.

[SSigDOG \(sensory signal dogs or social signal dog\)](#) is a dog trained to assist a person with autism. The dog alerts the handler to distracting repetitive movements common among those with autism, allowing the person to stop the movement (e.g., hand flapping).

[Seizure Response Dog](#) is a dog trained to assist a person with a seizure disorder. How the dog serves the person depends on the person's needs. The dog may stand guard over the person during a seizure or the dog may go for help. A few dogs have learned to predict a seizure and warn the person in advance to sit down or move to a safe place.

[Under Title II and III of the ADA, service animals are limited to dogs.](#) However, entities must make reasonable modifications in policies to allow individuals with disabilities to use miniature horses if they have been individually trained to do work or perform tasks for individuals with disabilities.

III. Other Support or Therapy Animals

While [Emotional Support Animals or Comfort Animals](#) are often used as part of a medical treatment plan as therapy animals, [they are not considered service animals under the ADA.](#) These support animals provide companionship, relieve loneliness, and sometimes help with depression, anxiety, and certain phobias, but do not have special training to perform tasks that assist people with disabilities. Even though some states have laws defining therapy animals, these animals are not limited to working with people with disabilities and therefore are not covered by federal laws protecting the use of service animals. Therapy animals provide people with therapeutic contact, usually in a clinical setting, to improve their physical, social, emotional, and/or cognitive functioning.

[Castle Property LLC policy for animals under the ADA.](#)

[Service animals](#) (as defined by ADA and above)

1. Service animals are permitted at all properties managed by Castle Property without regard to the specific pet restrictions for a particular unit.
2. Castle Property waives the pet security deposit for all service animals.
3. Castle Property waives the pet rent for all service animals.
4. Tenant is responsible for any damages caused by the service animal.

5. Service animals are permitted in all public access area of our office during regular business hours when accompanied by the Tenant.

Any of the animals referred to as Emotional Support Animals, Comfort Animals, and Therapy Dogs are not considered to be Service Animals (as defined by ADA and above)

1. These animals are permitted at all properties managed by Castle Property without regard to the specific pet restrictions for a particular unit.
2. Tenant pays the regular pet security deposit for these animals as a pet.
3. Tenant pays the same rent for these animals as a similar pet.
4. Tenant is responsible for any damages caused by these animals.
5. These animals are permitted in all public access area of our office during regular business hours when accompanied by the Tenant.