



Assistance Animals Explained

Here's what you need to know in order to ask for a reasonable accommodation for an assistance animal



1. IN ORDER TO QUALIFY FOR A REASONABLE ACCOMMODATION, YOU MUST BE A PERSON WITH A DISABILITY

The Fair Housing Act allows people with disabilities to ask for changes to a property's rule or policy so that they can enjoy it fully. This type of ask is called a "reasonable accommodation" and can be made to a landlord or property manager.



2. Verification May be requested

Some disabilities are not observable. In this case, documentation from a licensed professional (e.g., doctor, mental health provider, etc.) can be requested to prove the need for the assistance animal. Tenant is not required to disclose health record or medical history to do this.



3. Assistance Animals are not pets

Even if your building has breed restrictions or a no pet policy, assistance animals are still allowed. Pet fees and deposits cannot be charged.



4. Assistance Animals do not need formalized training

Under the Fair Housing Act, an assistance animal is any animal that helps or supports the owner in some way. Not only do guide and service animals (formally trained) qualify, but so do emotional support animals (not formally trained). There are no certifications required for an animal to be considered an assistance animal. No money should be spent to receive paperwork for an assistance animal.