

New Form – Service/Support Animal Addendum Comments

<u>Service/Support Animal Addendum</u>	
1.	Animals should be house trained. If the animal is a danger, it should immediately be boarded. We had one that bit a neighbor. It was supposed to be a service animal. She also had a letter from a therapist. Can you require a letter for comfort animals to have a letter from someone currently licensed in the State of Hawaii? Too many online options. Letter was from therapist that was no longer in Hawaii and no longer practicing.
2.	Quote the current Hawaii State law. Thanks
3.	Maybe reference Act 217 regarding misrepresent a pet as a service animal.
4.	Does this form address the following: Is this agreement with all the tenants on the Rental Agreement or only with the tenant requesting the service/support animal. What if the tenant has more than 1 service/support animal? What if there are multiple tenants in the same household that each have a support/service animal(s). What happens if the tenant discloses the service animal only after moving in?
5.	A local physician's reference should be required for verification. Many times I have received a questionable reference from out of state.
6.	5th paragraph should be closer to top of page where it states.... "If the tenant has a disability... " -as this addresses the need for written documentation early on.
7.	Will you please consider adding in BOLD letters that Act 217 establishes a civil penalty for those who knowingly misrepresent a pet as a service animal and have a statement that the tenants attest to their request. Additionally, if the tenant is found to have misrepresented the animal, the Rental Agreement may be terminated immediately.... Please clarify landlord "may" establish reasonable restrictions #1-9, so that the tenant understands that the following #1-9 are REQUIRED.
8.	Under SERVICE ANIMALS: Delete the last sentence; "If the disability is apparent, NO documentation is required" and delete "obvious disability" from the 4th paragraph. The reason I say delete is because what's "apparent" to someone may not be to someone else. It could also offend the person with the disability. It doesn't sound fair. For instance if we can see you in a wheel chair then your disability is apparent however what if that's not the reason for the service animal and the real reason is a deep mental health issue or eye sight issue. Everyone should have to show proof as to not "assume" the disability.
9.	Can we insert this above the signature lines. Misrepresenting the use of a service dog or emotional support animal. (a) A person commits the offense of misrepresenting the use of a service dog or emotional support animal if the person knowingly and willfully misrepresents themselves, through conduct or verbal or written notice, as being disabled in an attempt to receive the benefits and protections afforded under federal or State law for the use of a service dog or emotional support animal. (b) Misrepresenting the use of a service dog or emotional support animal is a misdemeanor.
10.	It might be helpful to include a reminder about the consequences/penalties of the misrepresentation an animal as a SA/ESA.
11.	I would like to see more references to whether rules or law are Federal or State. This likely would aid the tenants as well as Realtors. As it is, one would need to better determine under which law jurisdiction is applicable.
12.	#10. Having the animal (especially dogs & cats) treated monthly for fleas.
13.	Instead "Landlords may establish reasonable". Examples are 1-9. Please says "Landlords may establish reasonable restrictions ...use of assistance animals. Restrictions are as follows"...and have checkboxes as to which ones the landlords will require. Your statement of "examples are" leaves too much room for argument later. This Fair Housing requirement leaves lots of room for abuses and we have experienced some.

New Form – Assistance Animal Addendum

14.	Update item 1: Observing applicable state and county laws including, LICENSING, leash and pick-up laws Also, rules refer to a handler only having 1 ESA? Multiple animals should not apply. Putting space for multiple animals could create confusion and a possible loophole?
15.	1. Clarify whether tenant requested reasonable accommodation is at tenant's cost and the need to remove such accommodation at tenants cost. 2. Owner may request... is too vague. Make the list so that we can check each item that the owner wants the tenant to comply.
16.	I thought it is Emotional Support Animal, not just Support Animal.