

# Proposed Zoning Ordinance

## Section 62

### Keeping of Animals

What does the proposed section say?

**62. Keeping of animals.**

- A. Customary household pets shall be permitted in any district, **subject to the provisions below.** The keeping of domestic farm animals including a horse, pig, goat, cow, steer, sheep, buffalo, ostrich, or llama shall not be considered a permitted accessory use. The keeping of exotic animals is not permitted in any district.

## What is a Customary Household Pet?

- “Customary Household Pet” is defined in Section 6 as:

**CUSTOMARY HOUSEHOLD PET** – Animal which is customarily kept for personal use and enjoyment within the home, including domestic dogs, domestic cats, domestic tropical birds, domestic rodents such as hamsters and gerbils, domestic tropical fish, turtles and guinea pigs. Exotic animals such as coyotes, bears, raccoons, venomous and restricting snakes, primates, alligators and crocodiles are not considered customary household pets.

## Examples of Customary Household Pets:

- Dogs
- Cats
- Hamsters
- Gerbils
- Guinea Pigs
- Turtles
- Tortoiseies
- Hermit Crabs
- Corn Snakes
- Milk Snakes
- Bearded Dragons
- Geckos
- Chameleons
- Goldfishs
- Tropical Fish
- Parrots
- Cockatoos
- Lovebirds
- Finches
- Parakeets
- Snails
- Bullfrogs
- Newts
- Toads

**THESE ARE ANIMALS THAT ARE PERMITTED**

## What is an Exotic Animal?

- “Exotic Animal” is defined in Section 6 as:

**EXOTIC ANIMAL** – An animal usually thought of as wild and foreign, not typically kept as a household pet, such as a lion, tiger, leopard, python, alligator, piranha or venomous snake.

## Examples of Exotic Animals:

- Lions
- Alligators
- Pythons
- Tigers
- Crocodiles
- Rattlesnakes
- Bears
- Piranhas
- Cobras
- Ligers
- Wolverines
- Copperheads
- Cheetahs
- Foxes
- Snapping Turtles
- Leopards
- Deer
- Anacondas
- Wolves
- Komodo Dragons
- Gila Monsters
- Coyotes
- Boa Constrictors
- Crocodile Monitors

**THESE ARE ANIMALS THAT ARE NOT PERMITTED**

## What does the proposed section say?

- B. The keeping of customary household pets is permitted as an accessory use to residential uses. The keeping of customary household pets, shall be subject to the following regulations in order to promote the health, safety, and general welfare of Borough residents:**
- 1. Except for species of fish, it shall be unlawful to keep more than four (4) animals, in any combination, six (6) months of age or older on any premises, regardless of the number of owners, unless said premises is a zoo, kennel, aviary, pet shop or veterinary clinic which has received zoning approval to operate as such, as well as the appropriate licenses and/or certifications required for said operation.**

## What does this mean?

- A dwelling is limited to four household pets, in any combination (excluding fish).
- What would be permitted:
  - 3 dogs, 1 cats, and 35 fish; or
  - 4 cats; or
  - 4 dogs; or
  - 3 cats, 1 dog and 15 fish; or
  - 2 cats and 2 dogs.

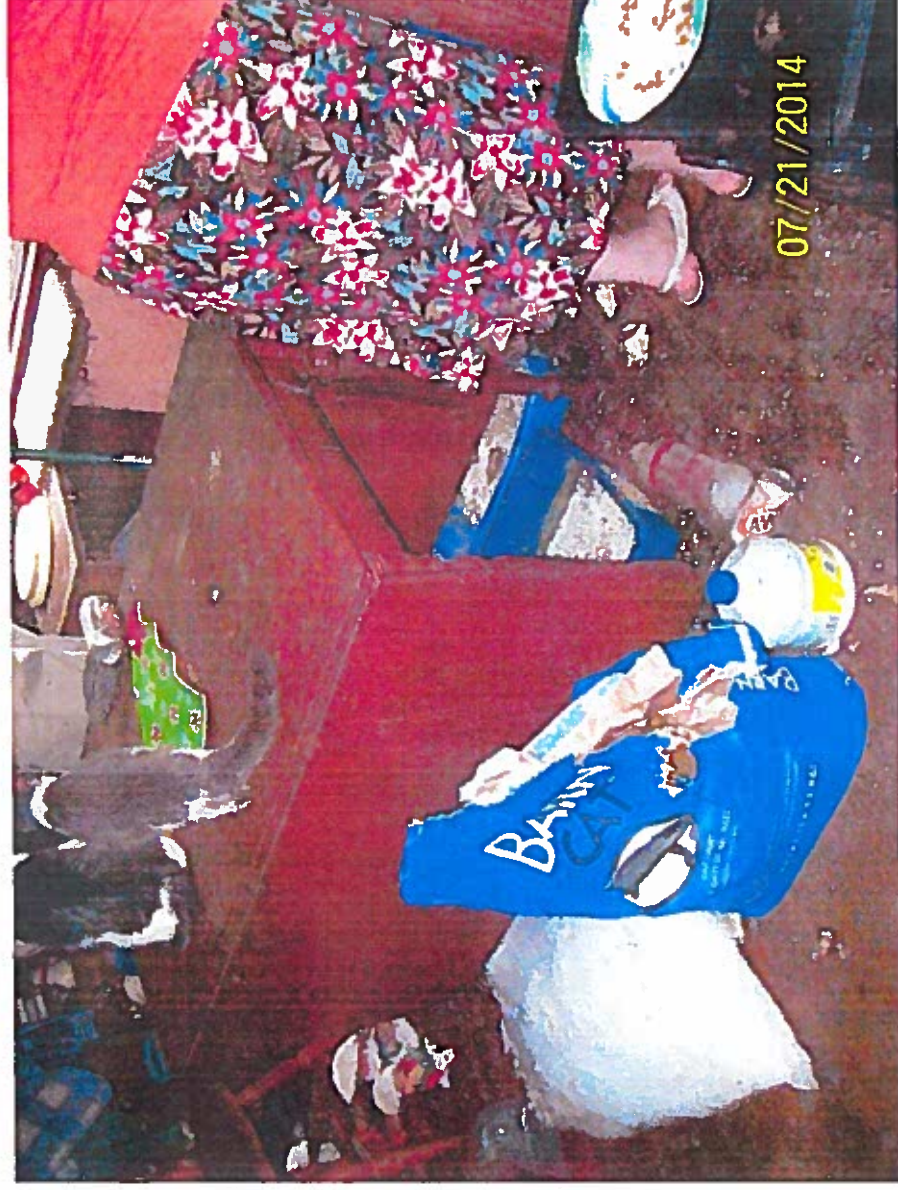


What does the proposed section say?

- C. Chickens are permitted only in accordance with the following regulations:**
- 1. The maximum number of chickens allowed on a property is three (3).**
  - 2. Only female (pullets or hens) chickens are permitted.**
  - 3. There is no restriction on the breed of chicken which may be kept.**

**NOTE: There are detailed Coop, Pen, and manure disposal requirements**

# Examples of Animal Issues in Waynesboro.





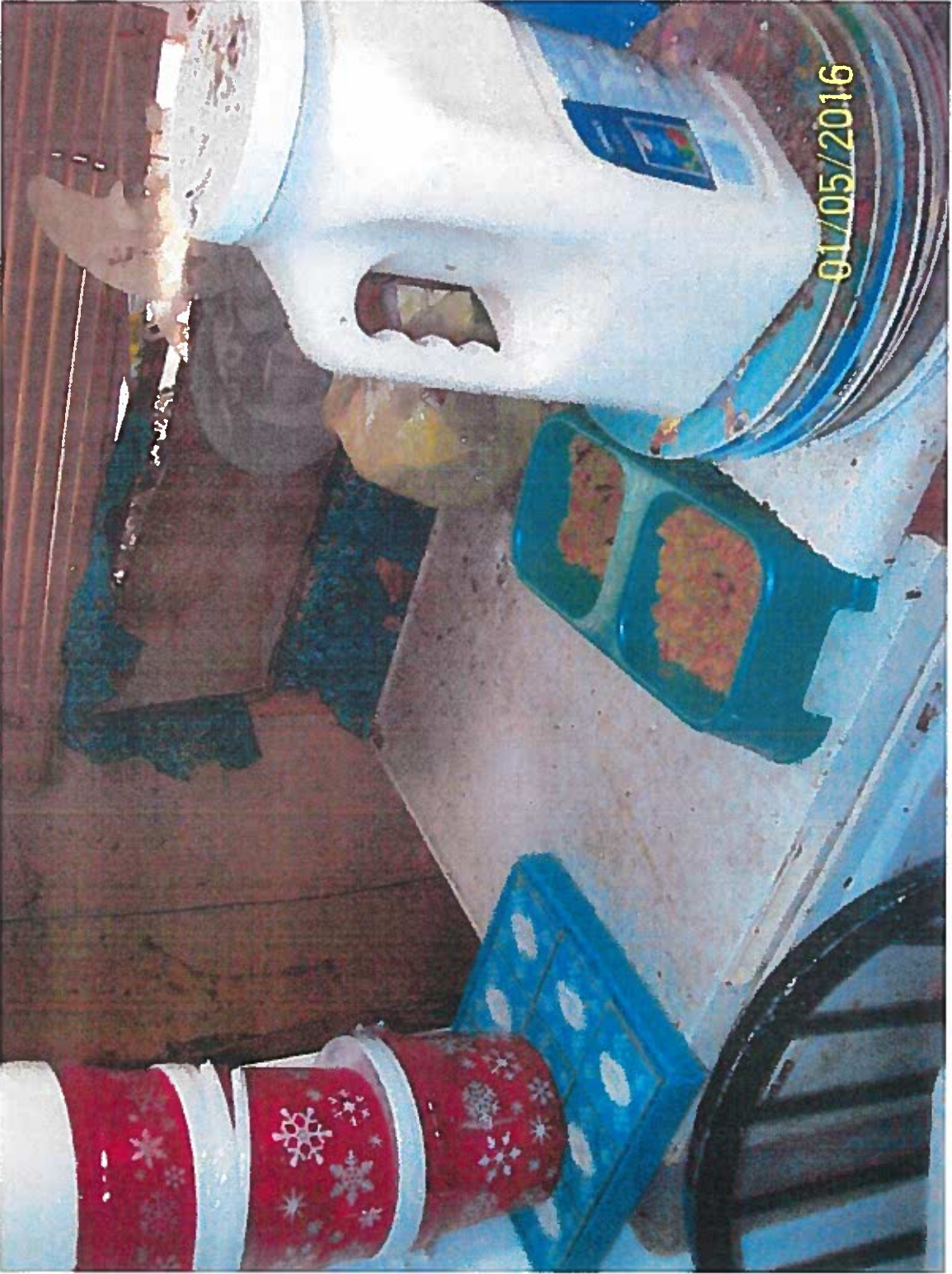


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What do other  
communities do?

	<u>Municipality</u>	<u>County</u>	<u>Restriction</u>	<u>Where</u>	<u>Exception(s)</u>
1	Borough of Swissvale	Allegheny	5 - "All pets"	"Per dwelling unit"	< 6 mo., Kennel
2	Borough of Verona	Allegheny	5 - Dogs and Cats	Within Borough Limits	<6, Kennel, Permit*
3	Borough of West View	Allegheny	4 - Cats only	Inside house or on grounds	GF**
4	City of Pittsburgh	Allegheny	5 combined Dogs and Cats	within City Limits	GF, Kennels
5	Borough of Sharon Hill	Delaware	2 - Dogs and Cats	In a residence	None
6	Bethel Township	Delaware	5 - All animals, except fish, 3 mnths or older	Any premises	Kennel, zoo, etc.
7	Township of Patterson	Beaver	Dogs w/in household; 2 Domestic Animals Outside	In household, outside	Kennel
8	Borough of Ellwood City	Beaver	6 "Small Animals"	"No person shall keep"	Kennel
9	Borough of Palmerton	Carbon	6 Dogs only	Any premises	< 6 mo., Kennel
10	Township of Old Lycoming	Lycoming	6 combined Dogs and Cats	"Any real estate"	< 6 mo.
11	City of New Kensington	Westmoreland	"2 Dogs or 2 Rabbits"; 4 cats	Any residence	< 6 mo.
12	Borough of Glen Rock	York	2 Dogs, 4 Cats, 8 Animals of any type combined	Properties of "1/2 acre or less"	< 6 mo., Permit
13	City of York	York	4 Dogs, 8 cats, 10 Animals of any type combined	Properties of "1/2 acre or greater"	< 6 mo., Permit
14	City of Philadelphia	Philadelphia	6 Animals	Premises	<6, Kennel, Permit
15	Falls Township	Bucks	8 combined Dogs and Cats	Any residential dwelling	Permit
16	City of Bethlehem	Lehigh/Northampton	4 Dogs, 6 cats, or 6 combined for more than 30 days	Any property	Kennels
17	City of Harrisburg	Dauphin	6 Animals	Premises	Kennel, Permit
18	City of Lancaster	Lancaster	5 combined Dogs and Cats	Residence or building	GF, Kennel
			6 animals combined	Premises	<6, Kennel, Permit

\*Permit for purposes of this list means the ordinance allows property owners to apply for more than the restricted number under certain conditions

\*\*GF means there's a grandfather clause that exempts anyone with more animals prior to ordinance enactment, but if an animal dies, it can't be replaced



ADDENDUM #2

April 19, 2017

The Pen-Mar Regional Association of Realtors® (PMRAR) serves local Realtors® and affiliate members within Franklin and Fulton counties and Hagerstown, MD. PMRAR wishes to include the following statement for public record in regards to the proposed zoning ordinance. The association respectfully opposes the proposed ordinance regarding the restrictions on current and future pet owners within the Borough of Waynesboro, PA.

In working with home buyers and sellers, Realtors® understand the importance of pets and the impact they have on housing decisions. In February, the National Association of Realtors® released the 2017 Animal House: Remodeling Impact Report. The report clearly illustrates what many Realtors® in the United States experience every day in working with pet owners. The report highlights the influence that pets have on homebuying and housing decisions. The report yielded the following insights.

- 99 percent of animal owners feel that their animal is part of their family
- When finding a home, 95 percent believe it is important that a housing community allows animals and 81 percent of U.S. households say that animal-related considerations will play a role in deciding on their next living situation
- 89 percent indicated they would not give up their animals because of housing restrictions or limitation

As consumers weigh their future housing options locally, pet limits and restrictions could ultimately have a negative impact on the local real estate market in Waynesboro. Realtors® have had difficulty in selling properties situated within planned communities with too many pet HOA restrictions. Pet limitations are inflexible and do not reflect varied circumstances, abilities and motivations of owners. Limits artificially restrict the number of good, quality homes available to rescue animals as well as personal choice and privacy. The enforcement of the proposed pet regulations; if based on complaints and inadequate observation would be unfairly assessed on individual households. Implementation of pet limits and restrictions is a deterrence to owners who are over the limit of pets. Those over the pet limit-unwilling to disclose the number of pets they have out of fear of confiscation or penalty; are less likely to license their dogs (in accordance with state law), seek emergency treatment and schedule routine veterinary visits and disregard preventative care.

As Realtors®, we want to promote safe neighborhoods for all residents and support enhancement initiatives that elevate the quality of life standards throughout communities. Pet owners should be responsible for the health, behavior and living conditions of their animals. They should also be respectful of the neighbors and mitigate any unintended harm, unreasonable annoyances or other consequences that could arise due to irresponsible pet ownership. Pet owners should be held accountable for the actions of their pets as any parents would be for the actions of their children. However, the proposed pet limitations and restrictions will not solve nuisance issues. A pet owner with one unruly, loud or dangerous pet likely poses a much greater nuisance to surrounding neighbors than the responsible owner with the five pets which are trained, well-behaved, properly cared for and adequately confined. Municipalities will never truly be able to regulate domestic and neighborly conflicts that occur. Civil disputes amongst neighbors should be handled by the police and could be remediated via the court system.

Selective enforcement of this ordinance will result in increased civil discontent amongst residents and a distrust in local government officials. PMRAR suggests strengthening the enforcement of local nuisance ordinances which address bad behaviors of individual pets their owners. This type of ordinances clearly explains the responsibilities and expectation of pet owners and identifies standards for meeting compliance. Targeting excessive and disruptive barking, safe and sanitary living conditions and waste disposal, tethering, public exposure to and safety of all pets; will better achieve the intended goals and would be less likely to spur questions of legality in regards to equal protections, privacy, private property rights or discrimination. State statutes already exist and prohibit invasive species and many exotic or venomous animals. State laws also address reckless behaviors of owners that contribute to animal abuse and neglect. Such actions are subject to criminal charges, revocation of the right to own or keep animals, imprisonment and/or punitive fines. Without expansion of available housing and new residential construction, Waynesboro will only ever accommodate an arbitrary number of animals; drastically reducing the viable homes for rescue/shelter or foster animals. Local animal shelters will be forced to conduct a more rigorous and in depth background investigation on any potential adopters to ensure the prospective home complies with the pet limit regulations.

Limit laws and unjustified bans on breeds and nonvenomous animals penalize responsible pet owners who have the financial means and capacity to truly care for animals. Many families currently exceed the 4 pet per household limit in cats and dogs alone without factoring in their small animals such as birds, bearded dragons, ferrets, rabbits, hamsters, etc. Parents often allow their children to keep small animals as pets in addition to family's dogs or cats. If other municipalities were to adopt the same regulations throughout the state, animal shelters in the remaining municipalities that do allow non-venomous snakes and lizards would be overwhelmed by the influx of disallowed reptiles from neighboring areas. Increasing public education in the proper care, treatment and maintenance of animals will help neighbors to identify legitimate nuisance issues in addition to animal abuse and welfare concerns. Stricter penalties for owners who are unwilling to comply with local nuisance regulations and state statutes will allow for better animal control locally without penalizing responsible pet owners. Participation in obedience or Canine Good Citizen classes may serve as an alternative to punitive remediation.

The Pen-Mar Regional Association of Realtors® is committed to working with all local officials to promote, protect and preserve quality communities and viable housing options for all individuals. We urge Waynesboro council members and administrators to reconsider this topic at a later date. The association applauds Waynesboro for its dedication to this issue but encourages council members to explore alternative avenues to achieving the goals of this ordinance. Moving forward, PMRAR intends to build a stronger cooperative and cohesive relationship with the borough. The association is absolutely dedicated to working together with community leaders, organizations, businesses, residents and local officials to find fair and equitable standards of compliance and effective enforcement mechanisms.

Sincerely,

Jeff Matthews, President

Pen-Mar Regional Association of Realtors®

## Waynesboro Zoning Ordinance (Pet Regs) March 2017

### Supporting Documents, Articles, Legality and Background Materials

"I purchased a home here in Cleburne because there was no pet limit. I called animal services and got that verified before purchasing a home here. Then, after I purchased the home, I heard that new laws might be going into effect, so I called animal services again and asked about this and she said that any residence that already owned a home before the new laws would be grandfathered in? I would have NEVER have purchased a home here in Cleburne if the pet limit is only 4 and I spent all my money on this home. I just need to know that residences that owned a home before this law, will their animals be grandfathered in?" – Reaction to similar ordinance

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<http://www.naiaonline.org/about-us/position-statements/pet-ownership/>

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<http://www.centralmaine.com/2017/03/28/monmouth-voters-to-consider-repeal-of-5-dog-limit/>

<http://www.theanimalcouncil.com/LimitLaws.html>

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<https://www.nar.realtor/news-releases/2017/02/when-buying-selling-and-renovating-it-s-an-animal-house-say-realtors>

<http://www.sturgisjournal.com/news/20170217/about-house-survey-shows-intriguing-stats-about-pet-ownership>

<http://realtybiznews.com/the-impact-of-pets-on-residential-real-estate/98738493/>

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<http://www.canismajor.com/dog/laws1.html>

<http://www.realtor.com/advice/home-improvement/why-your-neighbors-hate-your-pets/>

<https://www.google.com/imgres?imgurl=https%3A%2F%2Fphotos.prnewswire.com%2Fprnvar%2F20151105%2F284257-INFO%3Fmax%3D2000&imgrefurl=http%3A%2F%2Fwww.prnewswire.com%2Fnews-releases%2Ffirst-time-buyers-fall-again-in-nar-annual-buyer-and-seller-survey-300173255.html&docid=JMzGk-lwSbFDnM&tbnid=n6OVnGGaeSwTiM%3A&vet=10ahUKEwjYnpy1u-rSAhVJ6YMKHZhKADEQMwggKAQwBA..i&w=1010&h=2000&bih=686&biw=1536&q=NAR%20Pet%20Owners%20stats&ved=0ahUKEwjYnpy1u-rSAhVJ6YMKHZhKADEQMwggKAQwBA&iact=mrc&uact=8>



# Animal House



The National Association of REALTORS® takes a look at home decisions and fluffy family members in **Remodeling Impact: Animals in Homes.**

81%

say that **ANIMAL-RELATED CONSIDERATIONS** play a role in deciding their next living situation.

52%

undertook home renovations to **ACCOMMODATE THEIR PET.**

89%

**WOULD NOT GIVE UP THEIR ANIMAL** because of housing restrictions or limitations.

#realtorpets



NATIONAL  
ASSOCIATION OF  
REALTORS®





# Animal House: Remodeling Impact

February 2017

National Association of REALTORS® Research Department

*The Voice for Real Estate®*



NATIONAL  
ASSOCIATION of  
REALTORS®



# Introduction

In 2016, 61 percent of U.S. households owned an animal or plan to own an animal in the future. It is estimated that homeowners spent three times as much on their animals as renters in 2015.<sup>1</sup>

With the prevalence of pets and animals in millions of homes across the country, the *2017 NAR Animal House: Remodeling Impact* report helps inform buyers, sellers, and REALTORS® of the following:

- Rental and home search considerations for animal owners.
- Remodeling projects that animal owners undertook and their level of satisfaction upon completion of various projects.
- Selling advice from REALTORS® for animals owners.

The National Association of REALTORS®'s Research Committee discussed the importance that animals in the home have for families across the United States, including how pets and animals impact the buying and selling decisions of renters and home owners. The *Animal House: Remodeling Impact* report explores consumer views about animals in the home as well as the REALTOR® perspective of working with buyers and sellers who have or want animals.

Living with animals in the home could have a negative impact on the selling process for homeowners. REALTORS® offer suggestions for how sellers that have animals can present their home in the best light to buyers, including remodeling projects that a seller might want to undertake before listing their home.

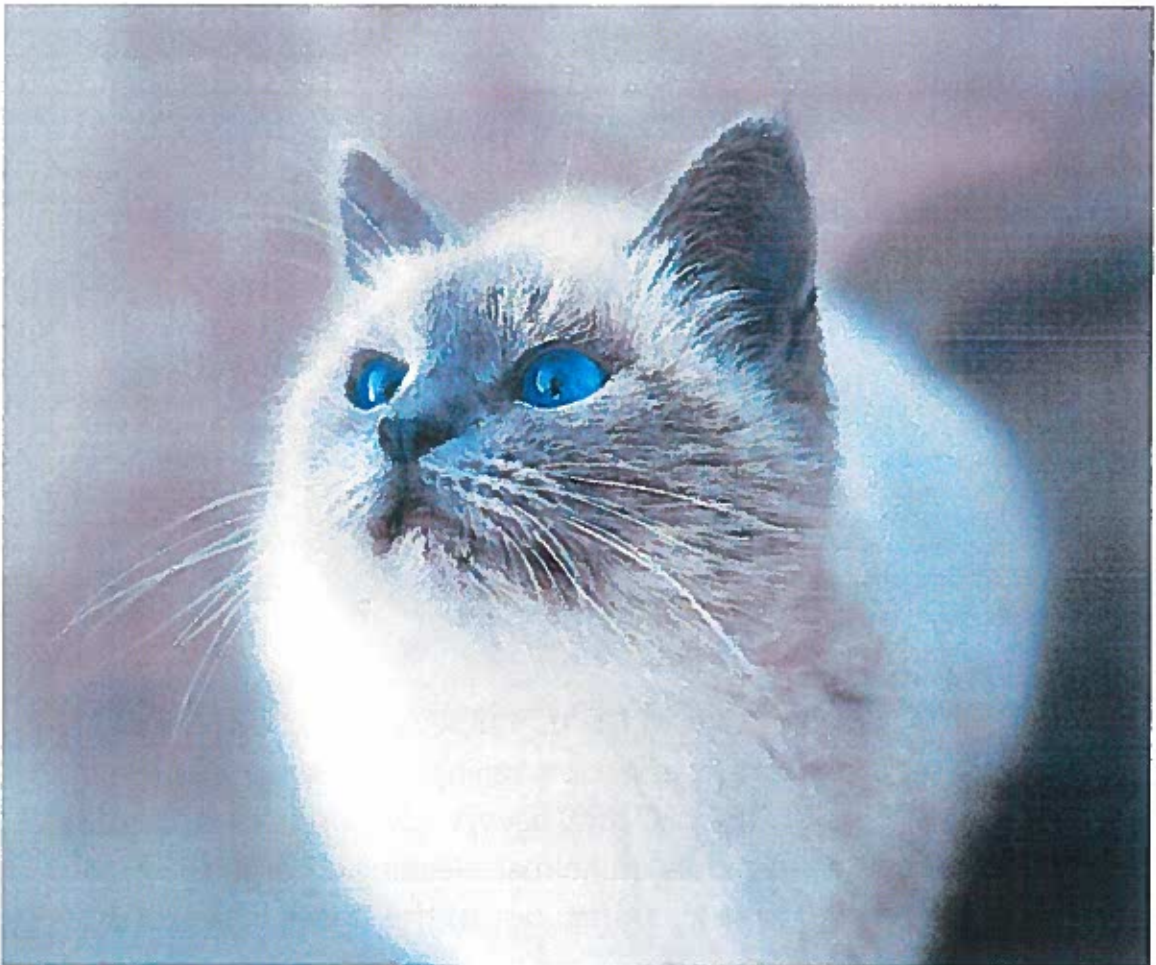
<sup>1</sup> Bureau of Labor Statistics. *Spending on pets: "Tails" from the Consumer Expenditure Survey*, May 2013 | Vol. 2 / No. 16. <http://www.bls.gov/opub/btn/volume-2/spending-on-pets.htm>.



# Executive Summary

## ***Animal Owners***

- Sixty-one percent of U.S. households have an animal or plan to get one in the future.
- Ninety-nine percent of owners feel that their animal is part of the family.
- When finding a home, 95 percent of animal owners believe it is important that a housing community allows animals and 81 percent of U.S. households say that animal-related considerations will play a role in deciding on their next living situation.
- According to REALTORS®, 61 percent of buyers who own animals say it's very difficult or difficult to find a rental property or a home owner association that accommodates animals.



# Executive Summary

## **Renovations for Animals**

- Nearly half of all animal owners who completed the survey (52 percent) undertook home renovations to accommodate their animal.
- The most popular projects included building a fenced yard (23 percent), adding a dog door (12 percent), and installing laminate flooring (10 percent).
- The overall Joy Score for all animal renovation projects was 9.4.
- Ninety-four percent of animal owners were satisfied with their renovations.
- Eight out of 10 felt a sense of accomplishment when they hired a professional to complete a renovation and nine in 10 when consumers completed a DIY project.



## **Selling Advice**

- Sixty-seven percent of REALTORS® say that owning an animal has a moderate to major effect on selling a home.
- Two-thirds of REALTORS® *always* advise sellers to replace anything that has been damaged by an animal, cleaning a home to remove an animal scent, and to take an animal out of the home during a showing.





# Methodology

## **Survey of Consumers Who've Completed Remodeling Projects:**

In December 2017, homeownership site HouseLogic.com surveyed consumers who own animals. A total of 3,298 respondents took the survey. At the 95 percent confidence level the margin of error is plus-or-minus 1.71%. Joy Score was calculated by combining the share who were happy and those who were satisfied when seeing their completed project and dividing the share by 10 to create a ranking between 1 and 10. Higher Joy Scores indicate greater joy from the project.

## **U.S. Household Facts:**

In 2016, a sample of U.S. households was surveyed to monitor consumer sentiment about the housing market via random-digit dial, including both cell phones and land lines. The sample was conducted of U.S. households monitored and maintained by an established survey research firm. Throughout 2016, 2,813 qualified households responded to the survey. At the 95 percent confidence level the margin of error is plus-or-minus 1.85%. In the report, if U.S. households are referred to, it is in reference to this survey.

## **National Association of REALTORS® Value Survey:**

In January 2017, NAR e-mailed a survey on animals in the home to a random sample of 55,576 members. A total of 3,010 responses were received. The survey has a response rate of 5.4%. At the 95 percent confidence interval the margin of error is plus-or-minus 1.78%.

The primary measure of central tendency used throughout this report is the median, the middle point in the distribution of responses to a particular question or, equivalently, the point at which half of the responses are above and half are below a particular value.

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# Animal Owners

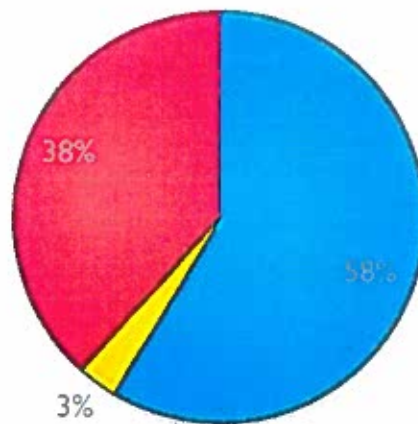
Sixty-one percent of U.S. households have an animal or plan to get one in the future. Eighty-one percent of U.S. households feel that animal-related considerations will play a role in deciding their next living situation.

For animal owners, 99 percent feel that their animal is part of the family. Out of those sampled, 4 percent own a companion animal\* and three percent own a service animal\*\*.

Eighty-three percent of consumers own a dog, 43 percent a cat, 9 percent own a bird, reptile, amphibian, arthropod, small mammal, or miniature horse, 8 percent a fish, and 5 percent a farm animal.

Twelve percent of consumers have moved to accommodate their animal and 19 percent said that they would consider moving in the future.

## Animal Owners by U.S. Households



■ Have a pet   ■ Plan to get one   ■ Don't have a pet

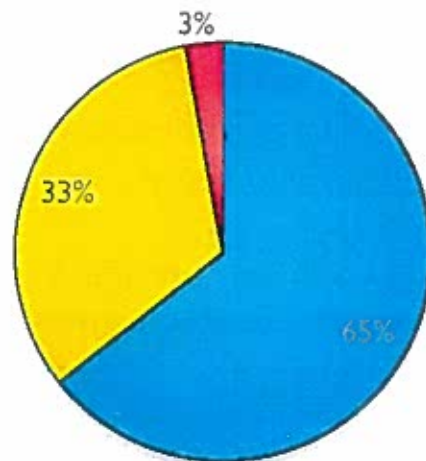
\*Companion Animal: defined as an animals that provide comfort just by being with a person (*American with Disabilities Act*)

\*\*Service Animal: defined as animals that are individually trained to do work or perform tasks for people with disabilities (*American with Disabilities Act*)

# REALTORS® Representing Animal Owners

## Represented a client who owns an animal

Sixty-five percent of REALTORS® have represented a client with an animal at one point in time. Over the course of their career, 37 percent of clients have had animals. Thirty-eight percent of REALTORS® worked with a seller who owns an animal.



■ Yes ■ No ■ Don't Know





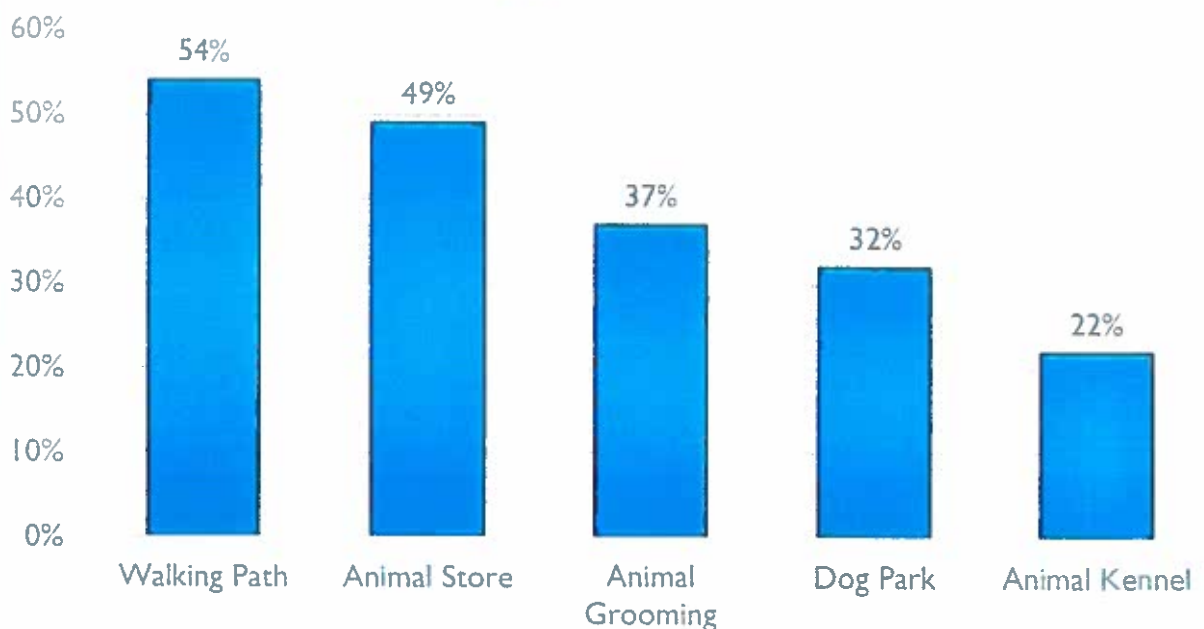
# A Community With Animals

When searching for a home, 95 percent of consumers believe it is important that a housing community allows animals.

Fifty-four percent of consumers want to be near a walking path, 49 percent near an animal store, and 37 percent near animal grooming services.

Sixty-two percent of U.S. households say it is very important or somewhat important to have animal-friendly neighborhood amenities when considering where to live.

## Important to be in close proximity to animal amenities



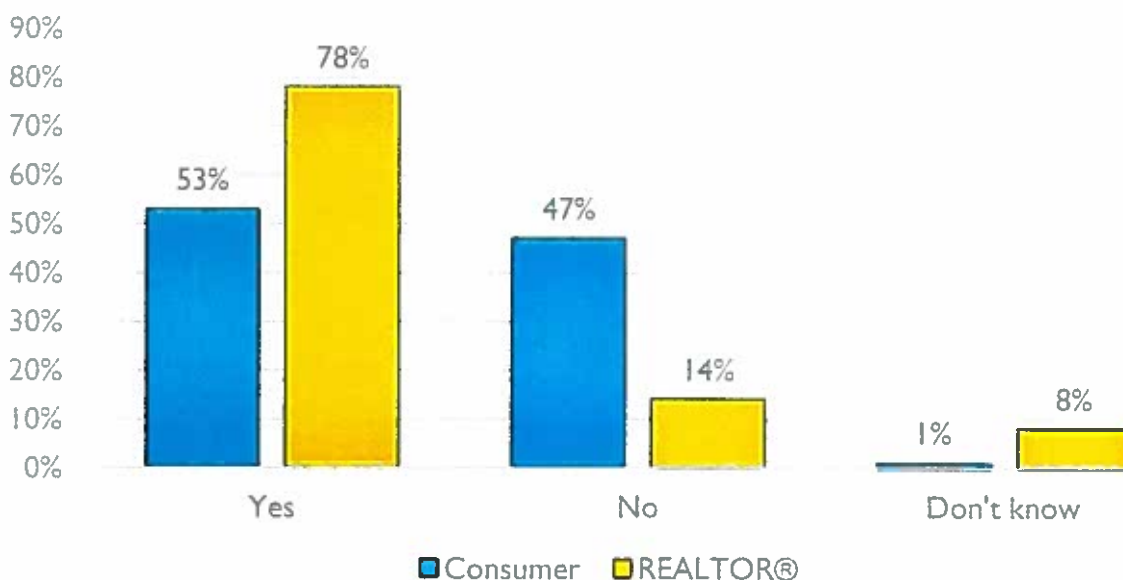
# Animal Accommodations

Eighty-nine percent of consumers would not give up their animal due to housing restrictions or limitations. Eighty-five percent of consumers believe it is important to find a home large enough for animals.

When renting or buying a home, 53 percent of consumer decisions were influenced by the community's animal policy (e.g. homeowner/condo association rules, or landlord rules). Seventy-eight percent of REALTORS® said a community's animal policy influenced a buyer's decision.

The typical amount of money spent on community animal fees (rental applications and association dues) is \$150.00 annually.

## Home buying decisions influence by community animal policy

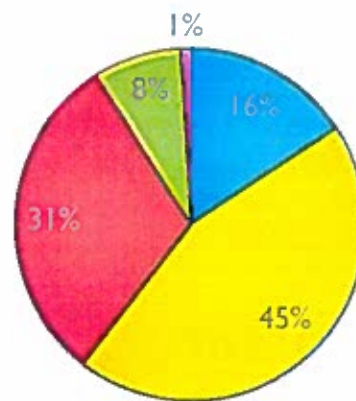


# Difficulties Finding the Right Home

According to REALTORS®, 61 percent of buyers say it's difficult or very difficult to find a rental property or a home owners association that accommodates animals. Of owners who have a companion or service animal, 50 percent said it was very difficult or difficult to rent or purchase a home.

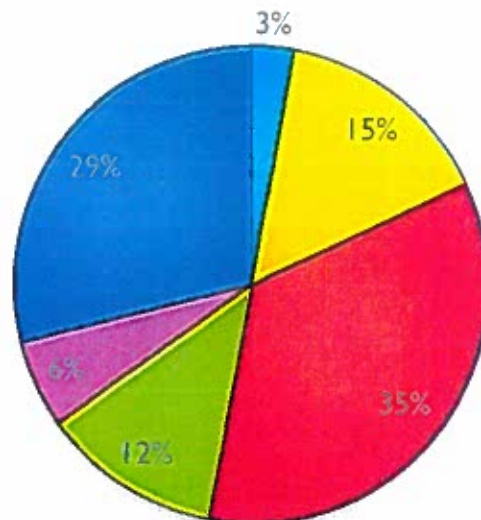
## Level of difficulty for a pet owner to find a rental property or HOA that accommodates animals

- Very Difficult
- Difficult
- Neutral
- Easy
- Very easy



## Level of difficulty for a companion or service animal owner to rent or purchase a home

- Very Difficult
- Difficult
- Neutral
- Easy
- Very easy
- Not sure

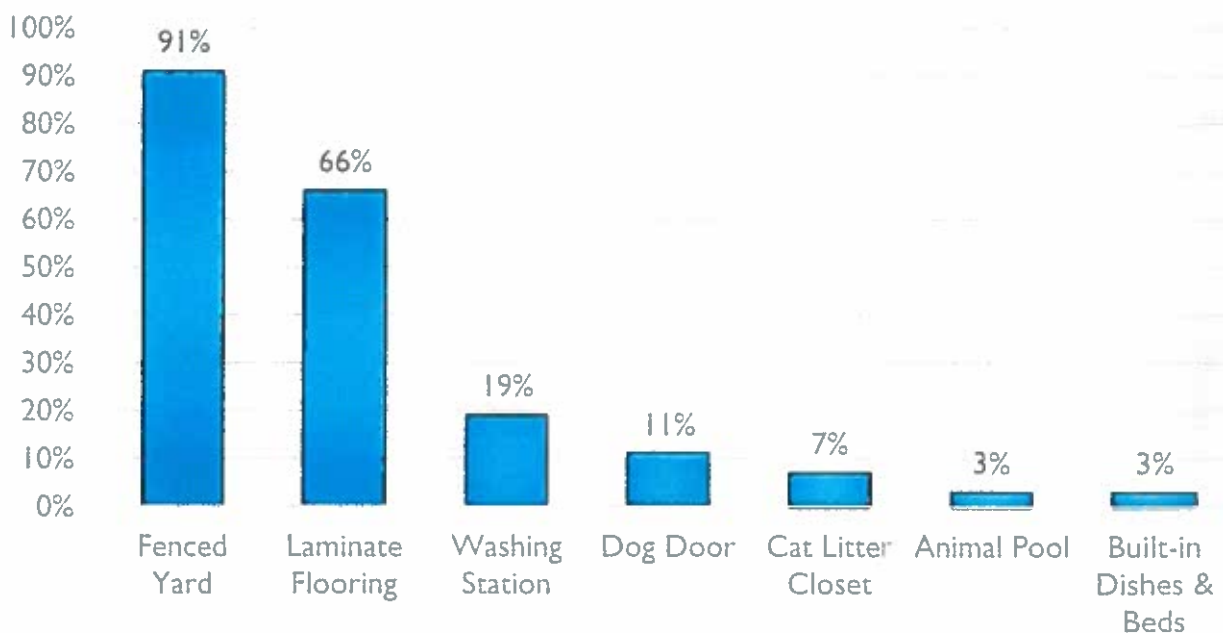




# REALTORS®' Perspective Finding the Right Home

According to REALTORS®, 91 percent of buyers with animals find having a fenced yard important, followed by flooring at 66 percent, an animal washing station at 19 percent, and a dog door at 11 percent. Across all types of cities, having a fenced yard was equally important. Laminate flooring was most important in urban and central city areas and least important in rural areas.

## Home features that clients' find important



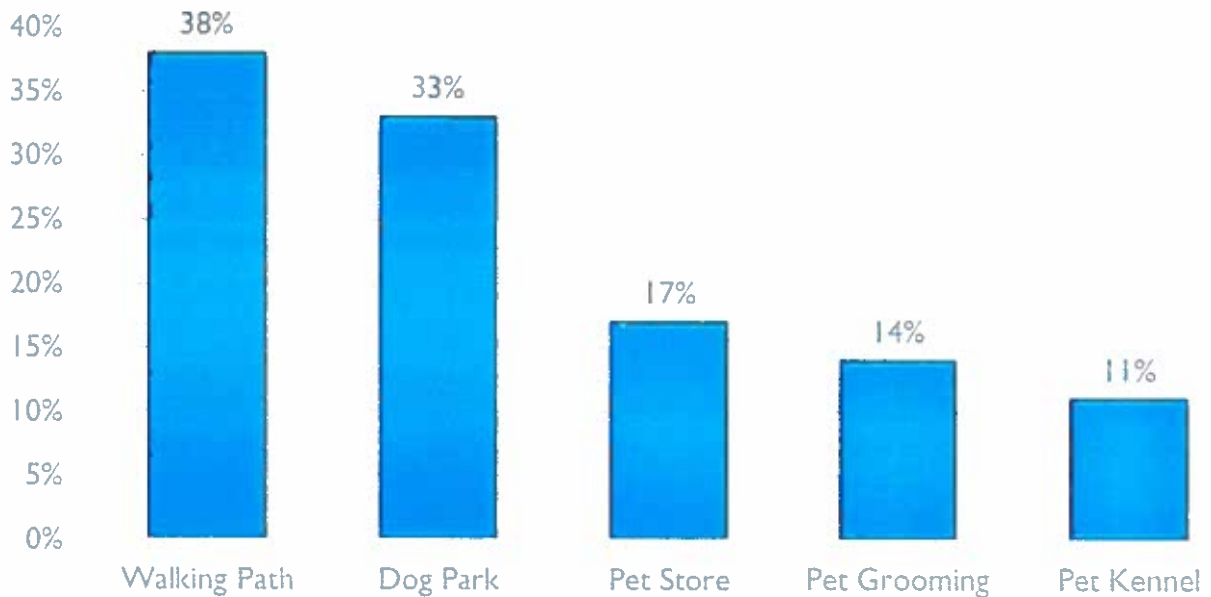
## Most important home features by location where client lives:

	Urban area/ Central City	Suburb/ Subdivision	Small town	Rural area	Resort community/ Recreation area
Fenced Yard	92%	92%	91%	91%	89%
Laminate Flooring	72%	66%	63%	60%	68%

# REALTORS®' Perspective Finding the Right Community

According to REALTORS®, 38 percent of buyers want to be near a walking path and 33 percent near a dog park. Both the walking path and dog park are most important to senior or retirement areas and college areas and least important in the country.

## REALTORS®' perspective of being in close proximity to animal amenities



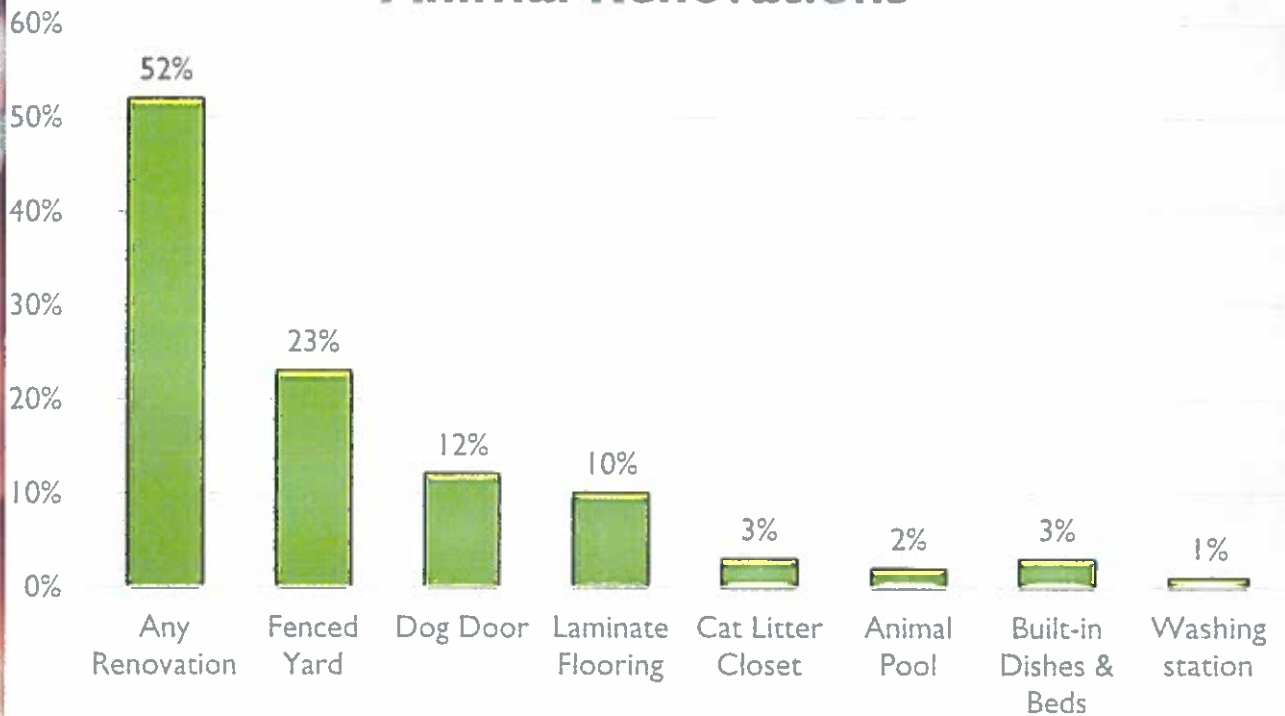
## Importance of being in close proximity to community features by type of location:

	Senior/ retirement area	College area	Up-and- coming area	Beach	Lakefront	Central city	Traditional Mountainsubdivision	Urban suburbs	Country	
Walking Path	65%	60%	58%	57%	55%	51%	49%	48%	44%	37%
Dog Park	55%	30%	31%	43%	23%	38%	31%	33%	30%	27%

# Renovation Projects

Nearly half of all consumer respondents (52 percent) completed home renovations to accommodate their animal. Of those that undertook a remodeling project, the most popular projects included building a fenced yard (23 percent), adding a dog door (12 percent), and installing laminate flooring (10 percent).

## Animal Renovations





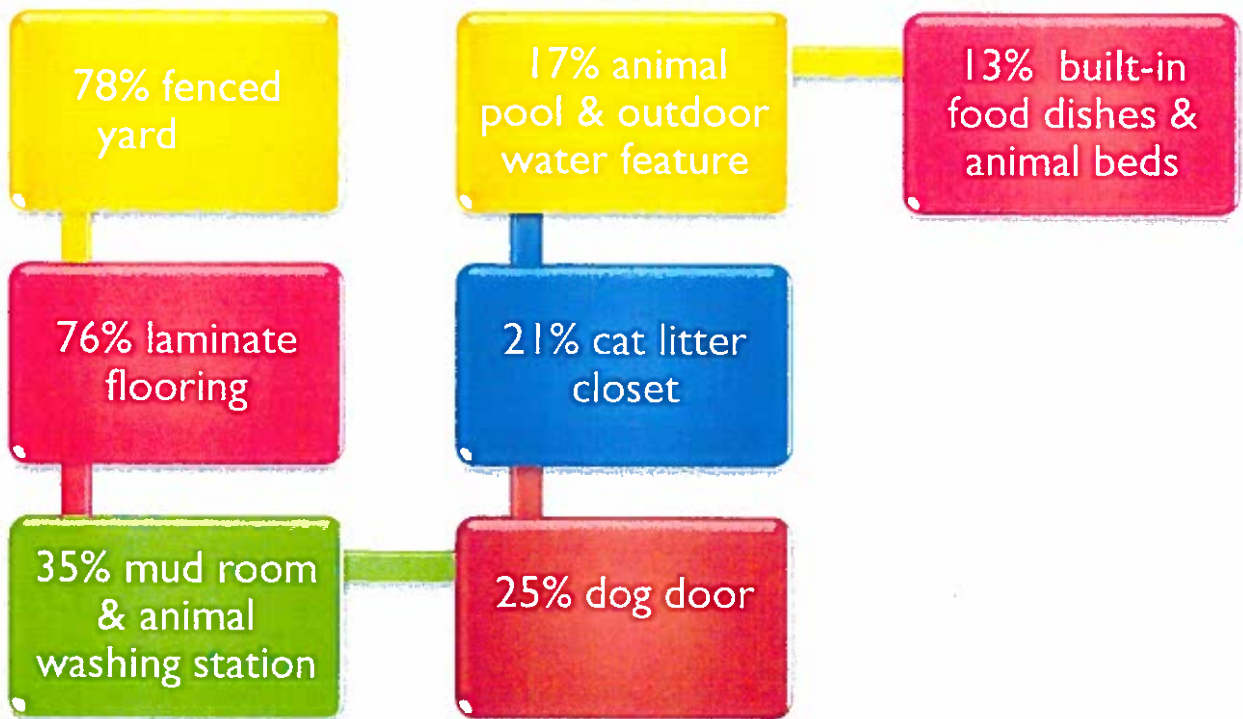
# Renovation Enjoyment

Consumers undertook a number of remodeling projects in order to accommodate their animals. Of those who completed projects, they reported the following Joy Scores:

Overall Joy Score for all animal renovation projects – 9.4

- Fenced Yard – 9.4
- Laminate Flooring – 9.4
- Dog Door – 9.2

## Renovation Projects Animal Owners Feel Are Important

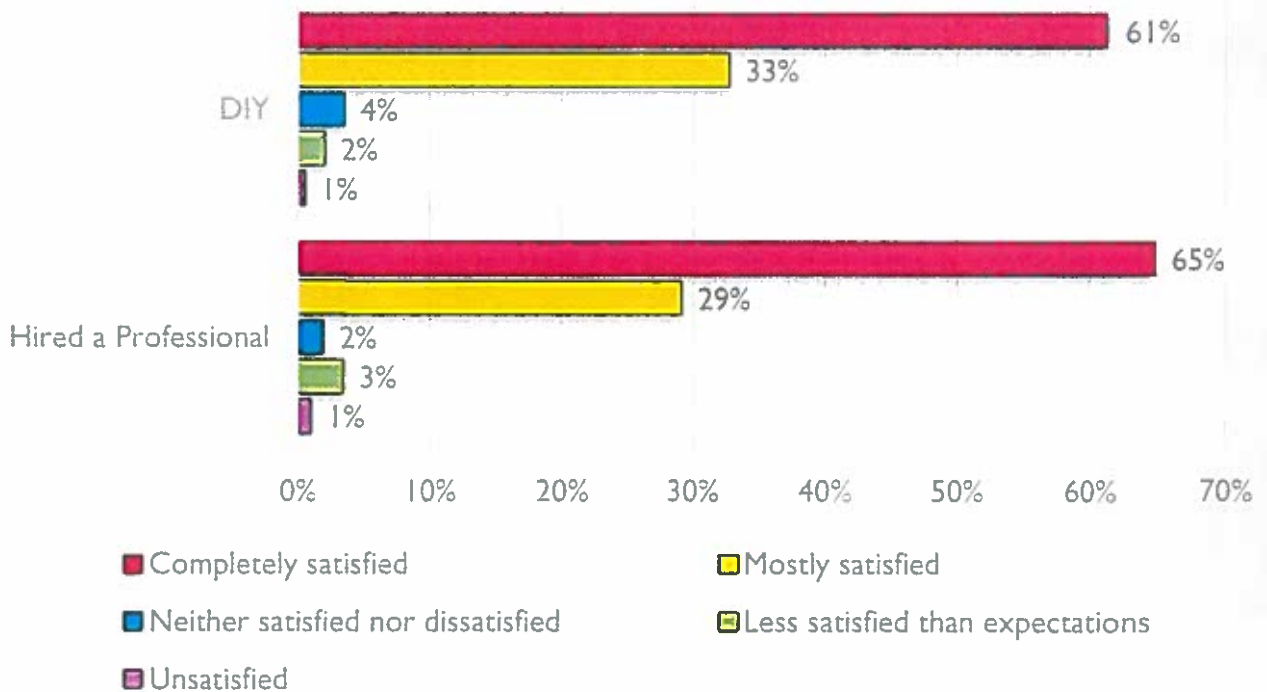


# Renovation Satisfaction

Of the consumer respondents who completed a renovation, 44 percent hired a professional to do their project and 56 percent did a renovation themselves.

Ninety-four percent of consumers were satisfied with their renovation. Fifty-eight percent have a greater desire to be at home and 62 percent enjoy spending more time at home since completing their renovation.

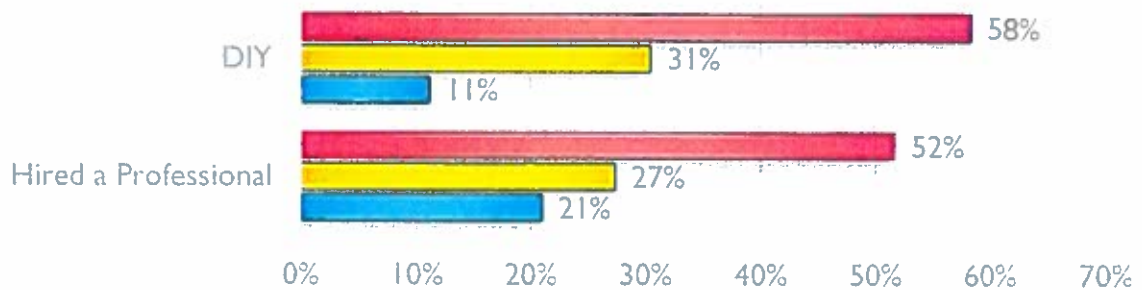
## Level of Satisfaction of Project by DIY or Hiring a Professional



# Renovation Accomplishment

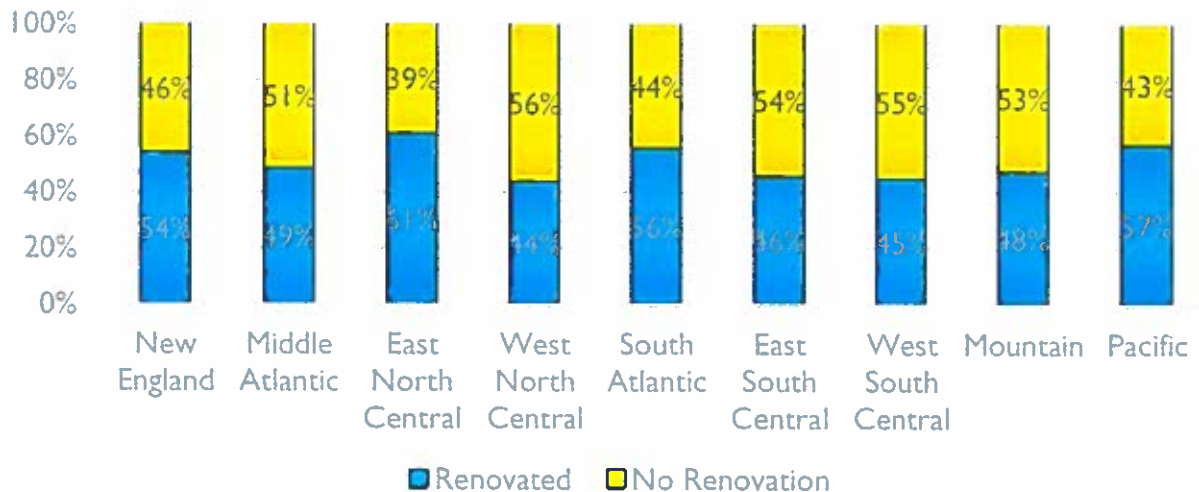
When consumers undertook a remodeling project to accommodate their animals, eight out of 10 felt a sense of accomplishment when they hired a professional. That number jumped to nine in 10 when consumers completed a project themselves.

## Sense of Accomplishment of Project by DIY or Hiring Professional



■ Major sense of accomplishment ■ Minor sense of accomplishment ■ No real feeling

## Animal Renovation by Region





# Renovation by Income and Household Composition

	Single male	Single female	Married couple	Unmarried couple	Other
Renovated	53%	47%	52%	53%	55%
No Renovation	47%	53%	48%	47%	45%

	Less than \$44,999	\$45,000 to \$99,999	\$100,000 to \$249,999	\$250,000 or more
Renovated	46%	52%	52%	63%
No Renovation	54%	48%	49%	37%

	Single male	Single female	Married couple	Unmarried couple	Other
Hired Professional	29%	52%	42%	32%	41%
DIY	71%	48%	58%	69%	59%

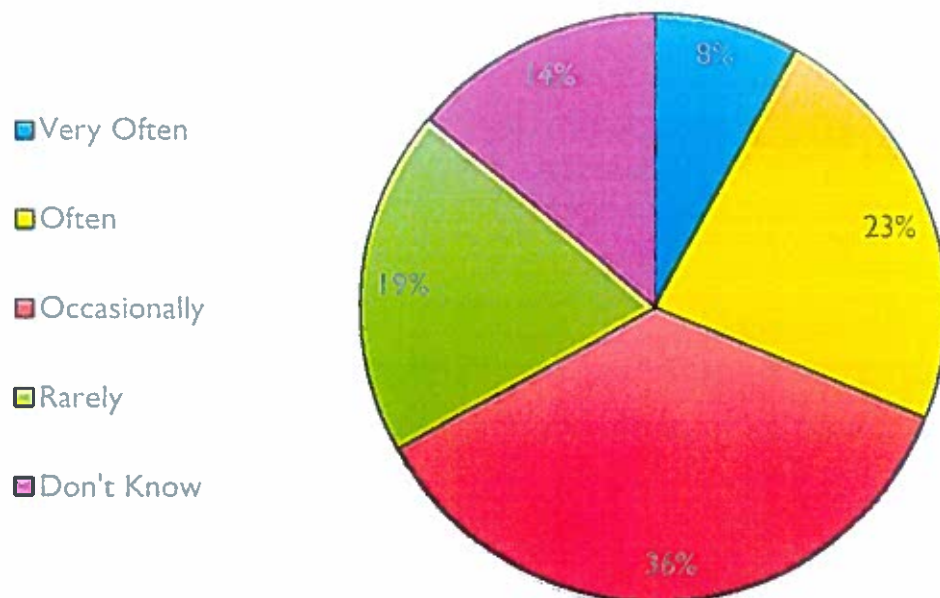
	Less than \$44,999	\$45,000 to \$99,999	\$100,000 to \$249,999	\$250,000 or more
Hired Professional	35%	41%	48%	71%
DIY	65%	59%	52%	29%

# Animal Owners as Buyers



According to REALTORS®, 31 percent of animal owners often or very often refuse to put in an offer on a home because the home is not ideal for their animal. Thirty-six percent of REALTORS® said this occurs occasionally.

**Animal owners refuse to put an offer because the home is not ideal for their animal**



**2017 NAR Animal House: Remodeling Impact**

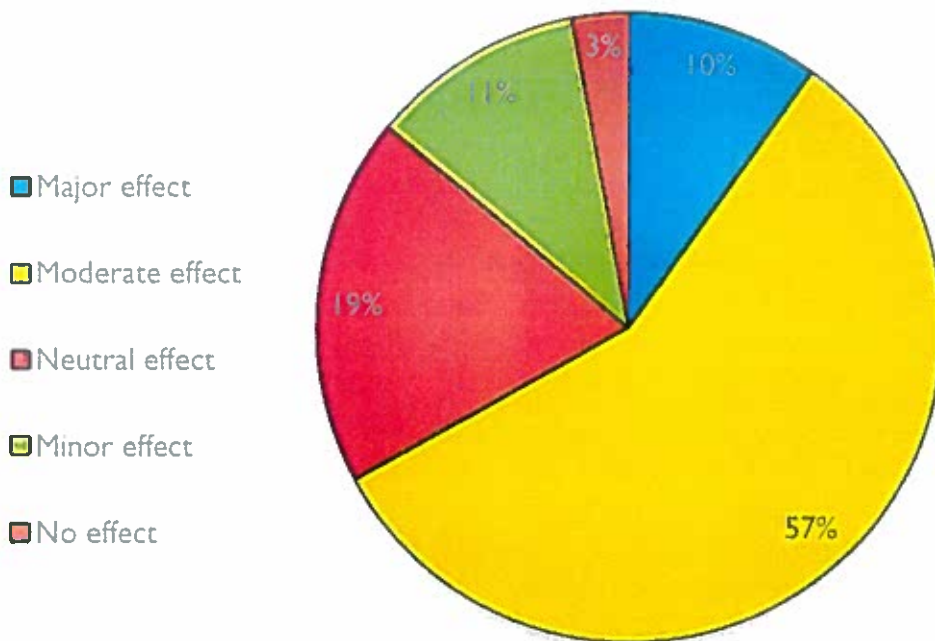


# Animal Owner and the Home Selling Process

According to REALTORS®, 67 percent say that owning an animal has a moderate to major effect on selling a home.

Two-thirds of REALTORS® *always* advise sellers to replace anything that has been damaged by an animal, cleaning a home to remove an animal scent, and to take an animal out of the home during a showing.

## The effect of owning an animal has on a home sale



# Animals' Effect on Selling a Home

	Detached single-family home	Townhouse/row house	Apartment/condo 5+ units	Duplex /apartment/condo 2-4 units	Cabin	Other
Major effect	10%	9%	15%	25%	20%	*
Moderate effect	58%	53%	54%	44%	60%	50%
Minor effect	19%	21%	19%	19%	*	13%
No effect	13%	17%	12%	13%	20%	38%

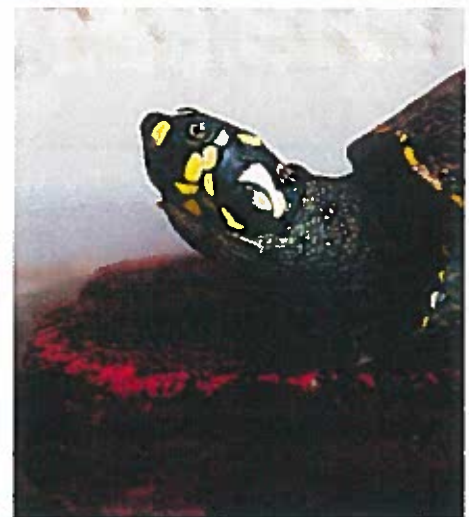
	Beach	Country	Mountain	Lakefront	Up-and-coming area	Traditional subdivision	Central city	College area	Senior/re-tirement area	Urban suburbs
Major effect	12%	11%	3%	14%	11%	12%	9%	10%	3%	9%
Moderate effect	55%	59%	63%	64%	52%	58%	53%	50%	59%	56%
Minor effect	25%	17%	21%	14%	25%	17%	21%	30%	28%	20%
No effect	8%	13%	13%	9%	11%	14%	17%	10%	9%	15%

	Small town	Rural area	Urban area/Central City	Suburb/Subdivision	Resort community/Recreation area
Major effect	9%	8%	12%	11%	15%
Moderate effect	58%	65%	51%	58%	54%
Minor effect	21%	18%	21%	18%	18%
No effect	13%	9%	16%	14%	14%

# Advice for Selling a Home

REALTORS® were asked a series of questions on advice they give to animal owners who want to sell their home.

	Always	Sometimes	Not Usually
Replacing anything that has been damaged	67%	30%	3%
Cleaning home to remove animal's scent	65%	32%	3%
Take animal out during home showing	65%	32%	3%
Having home professionally cleaned	41%	49%	10%
Remove pet objects (food dishes, cat litter or animal crate)	37%	42%	21%
Replace carpet and flooring	9%	76%	16%





# Profile of REALTORS® and Their Animals

REALTORS® are animals lovers as well. NAR members were surveyed about their relationship with animals.

- Eighty percent of REALTORS® consider themselves to be animal lovers.
- Sixty-eight percent of REALTORS® have an animal.
- Of the REALTORS® surveyed who own an animal, 82 percent own a dog, 37 percent a cat, 8 percent a fish, 6 percent a farm animal, and 8 percent or less own a bird, reptile, amphibian, arthropod, small mammal, or miniature horse.



- Twelve percent of REALTORS® volunteer for an organization that helps animals and 21% would volunteer in the future.
- Ten percent of those who volunteer for an animal organization or consider themselves to be animal lovers include this when marketing themselves.



The National Association of REALTORS®, "The Voice for Real Estate," is America's largest trade association, representing 1.2 million members, including NAR's institutes, societies and councils, involved in all aspects of the real estate industry. NAR membership includes brokers, salespeople, property managers, appraisers, counselors and others engaged in both residential and commercial real estate.

The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict Code of Ethics.

Working for America's property owners, the National Association provides a facility for professional development, research and exchange of information among its members and to the public and government for the purpose of preserving the free enterprise system and the right to own real property.

#### **NATIONAL ASSOCIATION OF REALTORS® RESEARCH DIVISION**

The Mission of the National Association of REALTORS® Research Division is to collect and disseminate timely, accurate and comprehensive real estate data and to conduct economic analysis in order to inform and engage members, consumers, and policymakers and the media in a professional and accessible manner.

To find out about other products from NAR's Research Division, visit [www.REALTOR.org/research-and-statistics](http://www.REALTOR.org/research-and-statistics).

#### **NATIONAL ASSOCIATION OF REALTORS®**

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**ANIMAL LIMIT LAWS:  
BETTER  
ALTERNATIVES**



AMERICAN  
KENNEL CLUB



## THE AKC'S POSITION STATEMENT ON THE RIGHT TO KEEP AND ENJOY DOGS

The human-canine bond predates history. Since the dawn of civilization, people have enjoyed the companionship and assistance of dogs. Dog ownership has existed in all cultures, races, climates and economic situations — by monarchs, monks, nomads and peasants.

The American Kennel Club® strongly endorses the right to own, keep and breed dogs in a responsible and humane manner. We believe that responsible dog ownership is compatible with most living arrangements. The AKC® opposes unreasonable limitations on pet ownership, such as the prohibition of dogs for residents of senior citizen and government-subsidized housing facilities.

The American Kennel Club recognizes the special obligation of dog owners, not only to their pets but also to their neighbors. The AKC supports “curbing” and clean-up ordinances, leash laws, nuisance laws, and other reasonable regulations designed to ensure that dogs and their owners remain respected members of their communities.

### WHAT IS A “LIMIT LAW?”

A limit law is a restriction on the number of animals an individual or household may own. These laws are usually passed on the city or county level and vary greatly from one community to the next. Sometimes limit laws stem from one problem owner who lets his or her dogs run loose or allows them to bark incessantly. Other times a string of incidents caused by irresponsible dog owners is the spark. Whatever the impetus, many communities often look to a quick fix — limiting the number of dogs allowed per household.

This trend presents a wealth of problems for the purebred dog fancy. Worse, though, are the problems limit laws cause the communities that propose them. Limit laws are introduced as a cure-all for animal control problems, but in reality they are typically unsuccessful and often create more problems than they solve.

But what makes limit laws so ineffective, and how can purebred dog owners and legislators help alleviate the problems that often lead to their introduction? What are some alternative solutions to the very legitimate animal control problems many communities face? The following are some important points to keep in mind when dealing with this issue.



## LIMIT LAWS ARE NOT THE MOST EFFECTIVE WAY TO SOLVE ANIMAL CONTROL PROBLEMS.

- Limiting the number of dogs an individual may own is an ineffective solution to animal control problems because it fails to address the heart of the issue — irresponsible ownership. Whether they own five dogs or two, irresponsible owners will still allow their animals to run loose, leave their mess in a neighbor's yard, or bark long into the night.
- Limit laws are extremely difficult to enforce and can be evaded by irresponsible animal owners. For example, individuals may choose not to license their pets as a way to avoid regulation. Animal control officers therefore have no way of knowing how many pets an owner has unless they make regular door-to-door inspections. To do so would be an expensive, time-consuming process that in many cases would require a search warrant. Fewer licenses also means less revenue for city government.
- Limit laws often force caring, responsible owners to surrender their excess animals to shelters that are already overcrowded, thereby increasing a city's shelter population problems and euthanasia rates.
- Hoping to evade limit laws, people may try to hide the number of dogs they own. To do so, owners avoid taking their animals to veterinarians and getting needed vaccinations. This may affect rabies prevention and threaten public safety. It also jeopardizes animals' health.
- In many cases, communities already have nuisance laws in place that, if properly enforced, could reduce animal control problems. Passing new laws is a lengthy, expensive process that only burdens public officials and taxpayers without resolving the issue at hand.





## SUCCESS STORY #1

### Comal County, Texas

When a dog attack prompted Comal County officials to propose a limit law, members of the Responsible Pet Owners Alliance (RPOA) swung into action. Understanding that the commissioners were in “attack mode” and strongly in favor of limiting animal ownership as a means of solving their animal control problems, RPOA offered assistance and alternative solutions rather than aggressive arguments. The group provided county officials with a copy of San Antonio’s reasonable, enforceable nuisance law and also explained how a limit law would negatively impact rescue groups. In addition, RPOA garnered support from the media, particularly local radio stations who covered the story in regular news updates. As more concerned dog owners learned about the proposal, opposition grew. Officials soon opted to follow RPOA’s suggestions, and the limit law died. The dog community’s rational, helpful approach clearly found favor among the Comal County Commissioners, and RPOA continues to serve as a valuable resource to legislators throughout Texas.

## LIMIT PROPOSALS ARE UNFAIR TO RESPONSIBLE DOG OWNERS AND BREEDERS.

- Limit laws target all owners, regardless of their actions or the behavior of their animals. Responsible owners should be allowed to use their discretion in determining the number of dogs they can keep on their own property.
- A limit on the number of dogs one can own would restrict the many responsible breeders who raise and breed purebred dogs for the purpose of showing. These breeders make a serious commitment to their animals, not to make a huge profit, but instead to improve the individual breeds.
- Limit laws would impact the many responsible fanciers who rescue unwanted animals and either personally adopt them as pets or find them permanent homes.



## SUCCESS STORY #2

### East Camden, Arkansas

When stray dogs became a big problem for officials in East Camden, a limit law was proposed as a means of resolving the issue. Legislators were unaware, however, that a limit law would only add to the problem by taking away potential homes and loving foster families for homeless animals. Additionally, the proposal did not include a grandfather clause, meaning that countless residents who already owned more than four animals would have to relinquish their pets to overcrowded shelters or have them euthanized.

Members of the South Arkansas Kennel Club decided to take action. They attended city council meetings proudly wearing name tags to identify their cause. To gather community support, they created posters detailing the ordinance and the ways that it would affect pet owners. They also went door-to-door to talk with residents personally. Concerned dog owners quickly joined the fight and implemented a unique strategy: They showed up at city hall in droves to license their dogs. As a result, officials came to understand that if current laws were better enforced, the city would have the revenue to improve its animal control program. They also discovered that alternatives to limit laws would offer better solutions to their problems.

### BETTER SOLUTIONS ARE AVAILABLE.

- Strongly enforced animal control laws, nuisance regulations requirements for pet owners to be respectful of neighbors and society, and increased public education efforts are all better ways to address the issue of irresponsible dog ownership.
- Effective leash and curbing laws can prevent irresponsible owners from letting their pets run loose, possibly endangering the public and other animals.
- Clean-up ordinances, as well as noise, odor, and nuisance regulations, can require all pet owners to take responsibility for their animals and recognize their obligations to society.
- For those who do violate nuisance laws, alternative sentencing in the form of community service at an animal shelter or participation in obedience or Canine Good Citizen classes may help correct irresponsible behavior.
- Use of an arbitrator to mediate neighborhood animal disputes can help settle personal arguments that are not indicative of an animal control problem.
- Public education initiatives to help teach community residents how to properly care for and interact with pets, as well as the need to be a courteous neighbor can have a positive impact.





### SUCCESS STORY #3

#### Hamilton County, Ohio

While skimming the newspaper one day, a member of the Ohio Valley Dog Owners (OVDO) ran across an upsetting article. The story involved a neighborhood dispute over a breeder's kennel — the mere presence of which irritated residents. Although the kennel was clean, neat and legally zoned, neighbors had complained to their public officials. As a result, Hamilton County commissioners were asking their planning commission to explore the feasibility of a limit law.

Alarmed, the Ohio fancier immediately phoned an acquaintance on the planning staff and asked that two members of OVDO be included in the limit law task force. She also suggested that the group invite a veterinarian to participate. Over the next few weeks, members of OVDO worked to show public officials that there is no direct link between a specific number of dogs and the amount of nuisance they create — that one poorly trained dog can cause more problems than four well-behaved ones. The planning staff came to realize that, as is often the case with limit law issues, this proposal had stemmed not from an animal control problem but from a community argument that could have been resolved through mediation rather than through passage of new laws.

OVDO's efforts clearly paid off. The group not only defeated the limit law in favor of nuisance law enforcement, they also gained ground for breeders' rights and fair zoning regulations. In the past five years, these issues have not resurfaced in Hamilton County, attesting to the fact that an organized, efficient opposition campaign — mounted before legislation has been passed — can be extremely successful.



## THE PUREBRED DOG FANCY AND THE AMERICAN KENNEL CLUB ARE VALUABLE RESOURCES.

- The AKC and its local dog clubs are committed to ensuring that effective animal control laws are fair, effective and promote responsible dog ownership. To help achieve these goals, dog fanciers often assist the community by serving on or starting animal control advisory boards to monitor animal-related problems and develop reasonable solutions. Many volunteer their time and resources to help start or improve public education campaigns to teach responsible dog ownership.
- The AKC's Government Relations and Public Education Departments also support communities in many ways. The Government Relations Department (919-816-3720, [doglaw@akc.org](mailto:doglaw@akc.org)) can provide sample legislation and help improve animal control laws. The Public Education Department offers free materials to schools, dog clubs, shelters and community organizations to help educate the public about responsible dog ownership (Contact the AKC's Customer Service Department at 919-233-9767 for more information). More information is also available online at [www.akc.org](http://www.akc.org).

Legislators and responsible dog owners have a shared interest in making sure that neighborhoods remain safe, enjoyable places for both people and dogs. By working together, government officials and the public can find workable, enforceable solutions to animal control problems without resorting to limit laws.





**For more information, contact the  
AKC Government Relations Department:**

**Phone: (919) 816-3720**

**E-mail: [doglaw@akc.org](mailto:doglaw@akc.org)**

**[www.akc.org](http://www.akc.org)**

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**The San Francisco Society for the Prevention of  
Cruelty to Animals**

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**Pet Limit Laws:  
Closing the Door to Loving Homes**

April 10, 2000

Proponents of pet limit laws argue that these ordinances are necessary to stop animal neglect and abuse caused by people who take in more animals than they can adequately care for. Others claim that pet limits are necessary to ensure sanitary conditions, or to maintain safe and pleasant neighborhoods.

But are pet limit laws necessary to address abuse, neglect, unreasonable noise, and lack of sanitation? Or, do they end up limiting the availability of loving homes and putting the lives of dogs and cats at risk?

The San Francisco SPCA has considered the various claims made for strict pet limit laws and found little in the way of evidence, or common sense, to support them. What we found was that pet limit laws:

- are unnecessary to protect the well-being of people and animals
- are arbitrary and intrusive
- penalize responsible pet owners
- force many caregivers to stop providing care to homeless animals
- put the lives of even well cared-for animals at risk

At the same time that household limits discourage responsible individuals from providing a good home for more needy animals, they do not prevent an irresponsible one from acquiring unlimited animals. Unfortunately, caring can't be mandated, and a pet limit law will only end up punishing those who care.

**M**illions of compassionate people provide dogs and cats with food, love, and shelter in their homes. Others may even put aside their own needs in order to care for beloved pets. Still others work tirelessly to feed, foster, and rehabilitate strays and unwanted abandoned animals, all at their own expense. For every one of these caregivers, a pet limit law may exact a heavy toll. Each of these individuals may face citations, fines, other penalties, and even confiscation of the animals they love.

For these reasons, The San Francisco SPCA opposes legislation arbitrarily limiting the number of pets a person can care for in their home.



**The San Francisco SPCA**  
Pet Limit Laws: Closing the Door to Loving Homes

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**PET LIMIT LAWS ARE UNNECESSARY**

Are pet limit laws necessary to address abuse, neglect, unreasonable noise, and lack of sanitation? Do pet limit laws protect the well-being of people and animals?

In our view, they do not. Whereas one individual may be able to responsibly care for and nurture several animals, another may be unable to care for even one. And if problems arise, enforcement agencies *already* have ample ammunition at their disposal in terms of animal welfare, health and property rights laws. In fact, unsanitary conditions, excessive noise, and interference with property are all unlawful in virtually every community-regardless of whether pets inhabit the premises or not.

**PET LIMIT LAWS ARE INTRUSIVE AND ARBITRARY**

Just how are pet limits determined? In one community, the limit might be two pets. In others, four, five, eight, even twenty pets might be allowed. More often than not, the number is arbitrarily chosen.

Enforcement is also arbitrary. In response to concerns about pet limit laws, some communities have admitted that these ordinances "will be enforced on a complaint basis, and pets which are maintained indoors or do not raise the ire of neighbors will not generate enforcement." While it may sound reassuring to some, this justification leaves the door wide open for pet limit laws to be used as a weapon of retribution in neighbor disputes over concerns totally unrelated to pets.

Laws that regulate a person's behavior inside their home should seek an appropriate balance between the public's safety and welfare and the individual's right to privacy. But while pet limit laws are highly intrusive, there is little, if any, corresponding benefit to public safety. What good is gained from an uncompromising prohibition against more than a limited number of pets, particularly if they are confined to an owner's property and create no problems? Certainly, if neighbors are totally unaware of their presence, prohibiting pets does not in any way protect or maintain anyone's health, happiness or peace of mind. And what about multi-pet households where neighbors do not mind or even enjoy the presence of these animals? In fact, there is no benefit gained from such a prohibition-nor is there likely to be any enforcement.

Should government pass laws that are not going to be enforced? Should communities outlaw behavior that does not impact neighbors or interfere with the rights of others? Local governments have embraced the position that because responsible multi-pet households will not generate enforcement, these residents need not fear violating the law. In essence, *local governments are making outlaws out of normally law-abiding citizens and telling them it is OK to break the law as long as they don't get caught!*

Passing laws that aren't enforced or are enforced sporadically is unfair and counterproductive. Few people are likely to comply with a pet limit law that isn't enforced. And those who voluntarily comply can probably be counted among the most responsible pet owners in the community. There is little equity or sense in enacting a

**The San Francisco SPCA**  
**Pet Limit Laws: Closing the Door to Loving Homes**

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law that only ends up penalizing the very people whose behavior is already exemplary. And such a view undermines our respect for the law.

Needless to say, truly irresponsible pet owners will not be affected. If the law is not enforced, they are free to ignore it. If it is selectively enforced against them, they are likely to surrender their animals, adding to the numbers of dogs and cats killed, or abandon them, adding to some of the perceived problems the law was intended to solve.

**PET LIMIT EXEMPTION PERMITS ARE ALSO INTRUSIVE AND RISKY**

Many local jurisdictions enacting pet limit laws allow caretakers who have more than the allowable number of pets to apply for an "exemption" permit. Therefore, these jurisdictions claim, "responsible" pet owners need not fear the law. This view is shortsighted and would put multi-pet households in a Catch-22: choosing between not seeking a permit and violating the law on the one hand; or, applying for a permit, but risking exposure and confiscation of their pets if they are denied. In other words, multi-pet households would fear applying for a permit, because to do so would expose them to penalties and possible loss of their beloved companions if denied a permit. And, in some jurisdictions, the exemption permit requires a "kennel" license-which cannot be granted in many neighborhoods due to zoning restrictions, no matter how "responsible" the caretaker. In short, no exemption at all!

**PET LIMIT LAWS PUT THE LIVES OF ANIMALS AT RISK**

It is not uncommon for rescued animals, particularly those who are hard-to-place by virtue of abandonment or abuse, to be in, a "foster" environment for long periods of time. Foster homes are in critically short supply in almost every community and it is common for such homes to temporarily house more animals than the average pet owner. In addition, there are countless Good Samaritans who feed and care for neighborhood strays and feral cats. Many pet limit laws define these individuals as "owners" for purposes of enforcing local ordinances. It is ironic that groups and, individuals rescuing and caring for homeless and unwanted dogs and cats (often at personal expense) should be targeted for restrictive and punitive legislation.

Of greater concern, caregivers and rescue groups may be forced to stop caring for foster pets or homeless cats, because to do so would violate the local pet limit law, resulting in needy animals being denied care, and also leading to increased euthanasia at taxpayer expense. By contrast, the maintenance of multi-pet households or the feeding of homeless cats-including sterilization, food, and veterinary care-is uniformly accomplished by private citizens at no cost to local government or taxpayers. And pet owners targeted for enforcement may be forced to surrender their well cared-for animals to local shelters where they, too, are at risk for euthanasia and where taxpayers will have to foot the bill.

**The San Francisco SPCA**  
**Pet Limit Laws: Closing the Door to Loving Homes**

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**PET LIMIT LAWS CLOSE THE DOOR TO LOVING HOMES**

A town council on the East Coast recently expanded its animal control law to include a provision making it illegal for any resident to own more than five cats. One resident, a 69-year old woman who cared for homeless neighborhood cats, was threatened with

finer for violating the-law despite the fact. that she had sterilized and vaccinated all the cats. She was given two options by local authorities: turn away the cats who came to her back door looking for food and water; or trap them and turn them over to the animal control facility where they would likely be killed. For someone who very much loved animals, this was no choice at all. Distraught by the threat of legal sanctions, however, she was forced to comply.

And in a county neighboring our own, an elderly couple who cared for several sterilized and well-cared for cats at their private residence were threatened with citations and fines because of a pet limit law that allowed for the caring of only four cats. Under threat, the cats had to be relocated to avoid the risk that they would be impounded and killed at the local animal control facility. The cats lost the only home and caregivers they had ever known, and the couple lost their beloved companions.

Just as pets already in homes may be threatened by limit laws, homeless pets awaiting the chance for a loving new home are also at risk as potential adopters are discouraged from adopting a stray or visiting the local shelter and saving a life.

For much of history, animals were considered mere commodities who pulled our wagons, provided the products for our farms, herded our sheep, and kept our barns free of mice. During the last century, however, socio-economic and moral changes in society at large have produced changes in the status of animals as well. Many animals-dogs and cats in particular-are now overwhelmingly companions instead of servants. In addition, government laws and services have evolved from promoting animals as property to protecting them as cherished pets.

At the same time, pets do so much good for the community: people of all ages, but particularly the elderly and the young, enjoy their companionship. For single people, dogs and cats can offer a welcome relief from loneliness. For children, an animal in the home provides warmth and unconditional love, and teaches responsibility and consideration for the needs of another creature who suffer from disease or injury often experience a therapeutic benefit from presence. For the lonely, a pet can provide an incentive to get up in the morning. Animals can also provide a sense of safety and security, allowing many people to have pets they would not otherwise have.

While pet ownership may not be a fundamental right, it is unquestionably an integral aspect of our daily life-which cannot be dismissed lightly and should not suffer unwarranted limits. In our view, there is little justification for targeting well cared for animals and putting them at risk for impoundment and euthanasia.