Management Bulletin #487

DATE: February 7, 2020

TO: Owners/Agents of Properties with IHDA Funding

CC: Asset Management Department Staff

FROM: Asset Management Department, IHDA

RE: New HUD Guidance on Assistance Animals

SUMMARY:

The HUD Office of Fair Housing and Equal Opportunity has issued new guidance on Αssessing a Person's Request to Have an Animal as a Reasonable Accommodation Under the Fair Housing Act (FHEO-2020-01).

All properties with IHDA funding are required to provide reasonable accommodation of assistance animals under the Fair Housing Act. Yet 6% of respondents to IHDA’s recent Pet Policy Survey said they do not have policies in place to ensure compliance with assistance animal rules.

HUD's guidance addresses:

- best practices for assessing accommodation requests, and
- documentation individuals requesting accommodation may be required to provide.

HUD indicates the new guidance is intended to help housing providers distinguish between a person with a legitimate need for an assistance animal, and a person without a disability who simply wants to have a pet, without violating fair housing rules.

The new guidance replaces HUD's prior guidance, FHEO-2013-01.