

Service Animal Policy

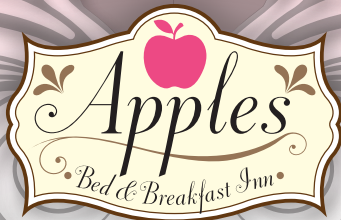
Per ADA regulations, “A Service Animal is defined as dog that has been individually trained to do work of or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person’s disability.”

Emotional support, therapy, comfort or companion animals **do not** qualify as service animals under Title II and Title III of the ADA. 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.

1. Service animals **must** be housebroken.
2. Service animals must never be left unattended in guest rooms.
3. Service animals must never sit on bed or furniture.
4. When a service animal is outside of the guest room:
 - a. It must be under the control of its handler at all times, and
 - b. It must have a harness, leash, or other tether, unless either the handler is unable because of a disability to use such a device or use of it would interfere with the service animal’s safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler’s control. (i.e. voice control, signals or other effective means.)
5. When a service dog is in the breakfast room, it must at all times remain on the floor in a location that is out of all paths of travel. It cannot sit in the owners lap, on seats, or any eating surface and it must not be fed from the table.
6. The northeast corner of the property is the designated doggy “relief” area. Grass and flowerbeds are off limits for defecation and urination.
7. Don’t forget your dog dishes. Please do not let dogs use people dishes from our kitchen.
8. It is grounds for eviction if a service dog is threatening people, barking or otherwise out of control and/or creating a disturbance, and the dog’s handler does not take prompt and effective action to control it.

Dog owners are responsible for all damages or problems caused by their pet, including but not limited to:

1. Damage to furniture, floors, walls, doors, or landscaping or other people’s property.
2. Dogs sleeping in beds and on bedding or sitting on furniture
3. Leaving a dog alone in the room when the owner is not on the property.
4. Letting a dog off leash on the property
5. Excessive noise and barking
6. Not using designated dog walking area and not picking up after the dog
7. Injury caused to people and/or other dogs



Owners will be charged the full amount of any damages.

There are individuals and organizations that sell service animal certification or registration documents online. These documents do not convey any rights under the ADA and the Department of Justice does not recognize them as proof that a dog is a service animal.

California Penal Code Section 365.7 makes it a crime to fraudulently misrepresent a dog as a service animal. Violations of this law are subject to imprisonment and fines up to \$1,000.