

## COMPANION & EMOTIONAL SUPPORT ANIMALS

2 HOUR CLASS 110- Minutes

- I. Introductions and why is this class being taught – **5 Minutes**
- II. Definitions - **15 Minutes**
  1. Under the FHA, a handicap or disability is defined as:
    - A. Having any physical or mental impairment which substantially limits one or more of such person's major life activities.
    - B. A record of having such an impairment; or
    - C. Being regarded as having such an impairment. 42 U.S.C. – 3602 (H)
  2. Differences in Service Animal, Emotional Support Animal and/or a Therapy Animal
    - A. Service dogs act as an extension of a person, performing duties they can't do themselves, and their space should be respected.
    - B. Therapy Dogs – Are docile little volunteers who literally work for pets and cuddles and are trained to interact with many people other than its owner.
    - C. Emotional Support Animals are any pet (should we be saying pet here?) that brings their owner comfort but shouldn't necessarily go everywhere their human does.
    - D. What about miniature horses, etc.?
- III. Reasonable Accommodation Request - Definition – **5 Minutes**
- IV. HOA restrictions on pets that prohibit or limit the type – Discussion of issues- **5 – Minutes**
- V. Public Policy on Pets and Assistance Animals – **5 Minutes**
- VI. Service Animal vs. Companion Animal - Discussion of these animals defined – **10 Minutes**
- VII. Emotional Support or Companion Animals – ESA's – Discussion of this type of animal - **5 Minutes**
- VIII. What do we need to be concerned about when the Board denies a request? – **5 Minutes**
- IX. What do we do if the answer is Yes to the request? - Does the association have to modify their policy on places a pet can go? – **5 Minutes**
- X. What about a clear threat to the health and safety of others that cannot be reduced or eliminated by another reasonable accommodation? **5 Minutes**
- XI. Can we ask for Medical Records or Extensive Information or documentation of a person's physical or mental impairments? – **5 Minutes**
- XII. Types that can be permitted under Fair Housing or Air Carriers that need or do not need to be trained to perform specific tasks – **5 Minutes**
- XIII. Discussions of situations: - **10 Minutes**
  - A. Can we limit an animal to appropriate portions of the property – Actual pool vs. Deck?
  - B. How can we deal with a disable person who wants to have his or her (several) neighbors, who live in the community, to house the animal when they are gone?
  - C. Can we require evidence of the continuing need for accommodation?
  - D. Is this desired animal suited for this CIC?
- XIV. Dueling Disabilities and who gets the accommodation and discussion of specific scenario? **5 Minutes**
- XV. What groups are not protected under the Act? – **5 Minutes**
- XVI. Questions – **10 Minutes**