



Landlords, take note

WELCOMING DOGS OF ALL SIZES AND BREEDS IS GOOD BUSINESS

IF YOU'VE EVER BEEN A RENTER, you know that pet policies are a big deal to landlords. And that makes them a big deal to renters, too, because finding a place that welcomes the whole family, including those with four legs, can turn a home search into a daunting task. But here's some news that could — and should — change that.

A growing body of evidence shows that saying no to pets (or large dogs or particular dog breeds) doesn't reduce property

damage, but it does damage property owners' bottom line. Lee Greenwood, legislative attorney at Best Friends, says, "This is another case in which people come up with well-intentioned policies that don't actually achieve what they want, and end up costing more money, too."

For the same reason that Best Friends works to stop breed discrimination at the state and local level, we advocate for rental policies that lead to safer homes and less property damage by outlining expectations for pets' and tenants' behavior, rather than simply focusing on size, weight or breed restrictions for pets.

Why is this an animal welfare issue? Because arbitrarily restrictive pet policies have a real impact on adoptions at shelters. If it's impossible for adopters to find a rental home that allows big dogs or dogs of certain breeds, those pets have a much harder time getting adopted, which leads to more of them dying in shelters. The good news, though, as Lee says, is that "The data is out there. Now landlords just need to catch up." 🐾

➔ **Find out how to stop breed discrimination in your community.**
bestfriends.org/pitbulls

From the Foundation for Interdisciplinary Research and Education Promoting Animal Welfare (FIREPAW):


 Tenants who had pets stayed in rental homes an average of 46 months, versus 18 months for tenants in rentals where pets are prohibited.

 Tenants with pets are willing to pay more. On average, landlords charge \$222 more per month for pet-friendly housing.

 Landlords spend much less time marketing pet-friendly housing, and they receive twice as many applicants for housing where pets are allowed.

From Apartments.com:

 A 2014 study revealed that 72 percent of renters have pets.

 Nine out of 10 renters say pet policies play a deciding role when they're choosing where to live.