



Pet addendum / pet policy lease rider (NY landlord)

PET ADDENDUM TO LEASE AGREEMENT

This addendum is attached to and made part of the lease dated [lease date] between:

Landlord: [Landlord name]

Tenant(s): [Tenant name(s)]

Premises: [Rental address, unit]

1. PETS PERMITTED. The following pet(s) are approved to reside in the unit:

Type/breed: [e.g., dog, domestic shorthair cat] Name: [Pet name] Weight/size: [approx.]

[Add additional pets as needed]

2. PET RENT / FEE. [] No additional charge [] Monthly pet rent of \$[amount], due with monthly rent.

Note: this is separate from the security deposit, which by New York law cannot exceed one month's rent in total (General Obligations Law § 7-108) — no additional "pet deposit" is charged beyond that cap.

3. TENANT RESPONSIBILITIES.

- Tenant is responsible for any damage caused by the pet beyond normal wear and tear.
- Pet must be licensed/vaccinated as required by NYC/NYS law, and leashed in common areas.
- Tenant will promptly clean up after the pet in all common areas.
- Excessive noise or nuisance complaints related to the pet may be addressed under the lease's standard nuisance terms.

4. NO ADDITIONAL PETS without prior written consent from Landlord.

5. SERVICE / SUPPORT ANIMALS. This addendum does not apply to service animals or approved emotional support / assistance animals, which are not subject to pet rent, pet fees, or this addendum under applicable fair housing law.

6. REMOVAL. If the pet becomes a nuisance, a safety hazard, or violates building rules (e.g., condo/co-op board restrictions), Landlord may require the pet's removal from the premises with reasonable written notice, consistent with applicable law.

Landlord: _____ Date: _____

[Landlord name]

Tenant: _____ Date: _____

[Tenant name(s)]