



National Association of Residential Property Managers

## **NARPM® Policy Statement**

Date: August, 2018  
Issue: Companion and Service Animals  
Sponsor: Governmental Affairs Committee

The National Association of Residential Property Managers (NARPM) fully supports the goals of the federal Fair Housing Act (“The Act”) which prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, familial status and disability.

In addition, NARPM works in accordance with The Act with tenants to make reasonable accommodations in rules, policies, practices and services when such accommodations may be necessary to afford any person with a disability the equal opportunity to use and enjoy a dwelling.

Further, property managers may request documentation as to the need for accommodations to comply with The Act.

In addition, property managers have seen an increase in tenant requests for emotional support/companion animals over the years. While current federal guidelines are vague and uncertain, this causes confusion and possible delays in providing the proper accommodations. NARPM requests that federal authorities, including members of Congress, the Department of Housing and Urban Development and the US Department of Justice:

- 1) Provide clearer guidelines as they relate to qualifications for the need of an emotional support animal and or therapy animal.
- 2) Establish guidelines for the proper certification and documentation from valid authorities (with proper licensure identification) for the need for such animals.
- 3) Establish penalties for falsifying documents or providing fraudulent documentation with out the proper certification of need.