



Resource Sheet

Front Street Animal Shelter Consultation Summary

Overview

Strategies and resources to keep people and their companion animals together.

Summary

Date	Jan 13, 2025
Local Housing Rights Organizations	<p>Legal Services of Northern California</p> <p>Serving low-income clients in Sacramento county. 515 - 12th Street Sacramento, CA 95814 Voice: (916) 551-2150 Fax: (916) 551-2196</p> <hr/> <p>Project Sentinel</p> <p>Provides counsel on rights under Fair housing laws. (888) 324-7468 TTY: 7-1-1</p>
Reliable Third Parties	<p>Documentation can come from any reliable third party who is in a position to know about the individual's disability or the disability-related need for the ESA, such as <u>a health care provider, therapist, social worker, non-medical service provider, member of a peer support group, parent, child, or other relative.</u></p> <hr/> <p><i>The determination of whether a third party is reliable must be determined on a</i></p>

case-by-case basis. A determination of reliability may take into account:

1. *Information establishing how the third party is familiar with the individual's disability or the disability-related need for the accommodation or modification;*
2. *Information that specifies the functional limitations that underlie the request for an accommodation or modification, but this information need not include specific medical information or terminology; or*
3. *Information providing a means to contact the third party to verify that the person identified did in fact provide the documentation and to answer any questions permitted by law.*

[Cal. Code Regs. Tit. 2, § 12178 - Establishing that a Requested Accommodation or Modification is Necessary](#)

Additional Assistance Animal Resources

There are laws that require housing providers to reasonably accommodate people with disabilities to have an emotional support animal (ESA) or a service animal despite “no pet” clauses on a lease. For more information visit:

- [California Civil Rights Department](#)
- [U.S. Department of Housing and Urban Development](#)

Fair Housing Laws

1. [Federal American with Disabilities Act](#)
2. [Federal Fair Housing Amendments Act](#)
3. [Federal Section 504 of the Rehabilitation Act](#)
4. [California Disabled Person Act](#)
5. [California’s Fair Employment and Housing Act](#)

[Frequently Asked Questions](#)

HEART LA works alongside tenants with disabilities to protect their rights when they are challenged by housing providers. See our FAQ for more information including ESA and Reasonable Accommodation letter templates and resources for people seeking ESA letters.

Self-Help Resources



If a housing provider unreasonably denies a reasonable accommodation request for an assistance animal, you can [file a complaint](#) to open an investigation and help you resolve the issue



If you receive a Summons and Complaint (Eviction), it can take 30 - 45 days or longer, for the case to end. You **do NOT** need to move or surrender your pet in 3 days. You **DO** need to respond to the notice. The Superior Court has [self-help centers](#) to assist if you need to **represent yourself in court.**

Sample Provider Letter

[Company Letterhead if Applicable]

[Name of Reliable Third Party]^[L]_[SEP]

[Date]

To [Housing Provider]

I am the [health care provider/therapist/social worker/non-medical service provider/member of a peer support group/parent] for [name of person requesting letter], and am familiar with [his/her/their] condition and can confirm that she/he/their indeed meets the definition of disability under the American with Disabilities Act, the Fair Housing Act, and the Rehabilitation Act of 1973.

Due to [his/her/their] disability, [name of person requesting letter] has certain limitations and is not able to enjoy certain major life activities. An assistance animal is necessary for [her/him/them] to live in the community and be able to enjoy one or more of these major life activities.

Thank you for providing this reasonable accommodation for [patient's name] If you have any further questions, please feel free to contact me at [email address].^[L]_[SEP]

Sincerely,

[Signature]^[L]_[SEP]

[Name and Title]

Sample Reasonable Accommodation Request

[Date]

Dear [Housing Provider],

I am writing to request an assistance animal as a reasonable accommodation for my disability.

I live [at] [am applying to rent your property at] [address]. Because of my disability, I need to keep an assistance animal as a reasonable accommodation.

My [health care provider/therapist/social worker/non-medical service provider/member of a peer support group/parent] has deemed these accommodations/modifications necessary due to my disability. I can provide this verification if you need it.

Federal and state law require that a housing provider reasonably accommodate tenants/occupants and applicants who have disabilities.

Please respond to this request, in writing, by [date]. Please understand that failure to respond to a reasonable accommodation, undue delay in responding, or unlawfully denying a reasonable accommodation request constitutes disability discrimination. See 2 CCR §12177(e). Feel free to contact me at [your e-mail address]. Thank you for your attention to this request.

Sincerely,^[L]_[SEP]

[Your name]^[L]_[SEP]

[Your address]