



ESA Pet Launches Free Apartment Pet Policy Guide for Landlords and Property Managers

Legal guide helps housing providers create compliant pet policies, reduce disputes, and follow ESA and service animal requirements.

SAN JUAN, PUERTO RICO, August 14, 2026 /EINPresswire.com/ -- ESA Pet has launched a [free Apartment Pet Policy Guide](#) designed to help landlords, property managers, homeowners associations (HOAs), condominium boards, and other housing providers develop clear, legally informed pet policies.

As pet ownership continues to rise, housing providers are increasingly challenged to balance pet-friendly policies with compliance with federal housing laws regarding emotional support animals (ESAs) and psychiatric service dogs. Poorly written pet policies can lead to tenant disputes, inconsistent enforcement, Fair Housing complaints, and unnecessary legal exposure. The downloadable kit offers practical guidance on creating pet policies that protect both the property and residents and explains when different legal standards apply to assistance animals.

Practical Guidance for Housing Providers

The downloadable document includes legal documentation and explains what housing providers can and cannot require from tenants with pets, outlines the distinctions between pets and assistance animals, discusses fees and deposits, and offers recommendations for handling common issues such as property damage, noise complaints, and behavioral concerns. Landlords can use it as a starting point for developing property-specific policies, simplifying the policy creation process with ready-to-use templates that reduce administrative burdens and streamline documentation.

Reducing Risk Through Better Policies

Housing providers often face uncertainty when distinguishing between standard pet rules and legal obligations regarding assistance animals. According to the National Fair Housing Alliance's 2025 Fair Housing Trends Report, disability-related discrimination accounted for 54.6% of all housing discrimination complaints filed nationwide in 2024, making it the most common basis for fair housing complaints. While not every disability-related complaint involves assistance animals, requests for reasonable accommodations remain one of the most common compliance issues facing landlords and property managers.

"Many housing providers want to create fair pet policies but aren't always sure where federal housing guidance begins and ordinary pet rules end," said Sandra Carretero, Growth Director at

ESA Pet. "Our goal was to create a practical resource that helps landlords build stronger policies, better document issues, and understand the legal distinctions surrounding assistance animals."

About ESA Pet

ESA Pet is an online service designed to help eligible individuals navigate the issuance of [ESA letter](#), PSD and Online Dog training. They provide resources and services related to emotional support animals, service animals, and responsible pet ownership.

Jonathan Torres

Elevate Rank LLC

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