



HUMANE VOICE

Pet Friendly Rentals Benefit Landlords and Pets

Editor's note: This is an excerpt of an article, "Companion Animal Renters Study: The Market for Rental Housing for People with Pets" provided by FIREPAW. The entire report can be viewed at: <http://www.firepaw.org>.

Overview

FIREPAW, Inc. conducted a nationwide empirical research study to determine the factors influencing the availability of pet-friendly rental units. One key hypothesis was that the current shortage of pet-friendly rentals is based on a misperception by rental property owners that renting to tenants with animals is too costly and problem-ridden to justify. The results of this research study statistically demonstrated that for the majority of landlords, offering pet-friendly rentals is not only economically viable, but can actually increase their bottom-line profits. This is also good news for animals – not only could dog and cat relinquishment to shelters be reduced by making more pet-friendly housing available, but adoptions would also likely increase. Of the renters who did not have pets in the present study, over half reported they would probably have one or more pets if they were allowed to do so in their current rental housing.

Results:

Availability of Pet-friendly Housing According to the information reported in the landlords' surveys, approximately one half of the housing is pet-friendly. However, only 9% of housing allowed companion animals without any significant limitations on size or type. Approximately one half of rental housing allowed cats, the easiest type of animal to get housing for. Large dogs were the most difficult, with only 11% of housing allowing these animals. Most tenants (82%) with animals reported having trouble finding a rental unit that would take their pet(s).

Large complexes more commonly allowed pets than landlords with only a few units. However, large complexes were also more likely to set size or type of pet limitations, with very few large complexes having no conditions.

Pet Deposits & Rent Differentials Most pet-friendly housing was found to charge a separate pet deposit. The average pet deposit was between 40% and 85% of the rent, depending on what data were used. In general, it should be noted that in addition to a separate pet deposit the average total deposit was larger for pet-friendly housing. The prevalence of pet deposits varied by location. The spread in deposit usage between locations was sizeable.

The data indicates there was a clear, statistically significant rent differential between housing that allowed pets and housing that did not, with pet-friendly housing charging more in rent. The rent premium found was between 20% and 30% of the average rent. Housing with limitations on the type and/or size of pets permitted (such as allowing cats only, limiting the animal size, etc.) was also found to be slightly cheaper (by an average of \$100) than other pet-friendly housing.

Length of Tenancy Besides a significant premium in rent, several other major benefits for landlords who allow pets were found. Tenants in pet-friendly rentals stayed an average of 46 months compared to 18 months for tenants residing in rentals prohibiting pets. It should be noted that the increased length of tenancy did not occur for tenants who illegally keep pets (that is, tenants who keep animals in rental units that prohibit animals). Tenants who illegally kept pets were closer in their length of tenancy to people who do not keep pets at all.

Vacancy Rates The vacancy rate for pet-friendly housing was also significantly lower than "no pets allowed" rentals at 10% for pet-friendly housing compared to 14% for other housing. The amount landlords had to spend on advertising their units was lower for pet-friendly housing. Additionally, landlords needed to spend less than half the amount of time marketing pet-friendly housing. Pet-friendly housing also received about twice as many applicants for a vacant unit as other housing. The average time it took to rent out a pet-friendly unit was 19 days compared to 29 days for non-pet-friendly units.

Common Concerns Regarding Permitting Pets Among the landlords who prohibited pets, damage was the greatest concern by far, with approximately two thirds of landlords citing damage as a major concern. Noise was the second largest concern, followed by complaints and insurance issues. Concerns about people leaving their pet behind or not cleaning common areas were rarely cited as reasons for not allowing pets.

Pet-friendly housing did have some costs for landlords. For example, landlords reported an average annual insurance premium of \$150 more for pet-friendly housing. However, this annual cost is less than the premium received in just one month's rent from pet-friendly housing. Of the potential problems pets could cause to housing, damage was the most commonly reported. However, even this was not that common, with approximately one-half of landlords allowing pets stating that they have never experienced damage from companion animals allowed in their units. Slightly less than half of landlords have ever experienced complaints from tenants or neighbors regarding animals, about one-third of landlords have had noise problems, and only about 15% have ever experienced any other problems from allowing pets.

Although 85% of landlords reported having some amount of damage at some time, the worst damage reported by each landlord was far less than the average rent or the average pet deposit. In most cases, landlords could simply subtract the damage from a required pet deposit and experience no real loss. In fact, for half of landlords who allow pets, the worst case of pet-related damage they ever had was still fully covered by the deposit.

While landlords reported some damage from pets, a more important issue is whether overall damage is different for

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A nonprofit, unified voice to encourage care for all animals

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HUMANE VOICE

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ANNUAL COSTS AND BENEFITS PER UNIT FROM ALLOWING PETS

Total Costs

Insurance	\$150
Damage/Unit*	\$39
Time Spent on Pet Issues(@ \$30/hr)	\$29
Total Costs	\$218

Total Benefits

Increased Rent	\$2,294
Decrease in lost rent from vacant units	\$398
Decrease in Time Spent Marketing (@ \$30/hr)	\$235
Decrease in Advertising Spending	\$24
Total Benefits.	\$2,949

**Net Benefit per Unit
Annually from Allowing Pets** **\$2,731**

Pet Friendly Rentals--Continued from page 1

tenants with pets than without pets. Even if pets cause some damage to units, tenants with pets may cause less damage in other ways for a number of reasons. First, as described above, there are twice as many applicants for units, so landlords have ample choices of potential tenants for whom to carefully screen. Second, there is reason to believe that tenants with pets are more loyal and have a harder time finding alternate housing, therefore they may be more careful to avoid causing problems.

The data suggests there is little if any difference in damage between tenants with and without pets. There was not a statistically significant difference and the amount is very small when compared to the extra deposit, rent, and other benefits received from renting pet-friendly housing. Interestingly difference in damages for tenants with pets was much smaller than the difference found for tenants with children.

Pet issues did require some extra time for landlords. However, the reported time only amounted to slightly less than one hour per year. In addition, this amount of time was less than the amount managers and landlords had to spend for child related or other issues.

Use of Screening Tools Potentially useful tools for screening tenants with animals or limiting landlord exposure to problems were rarely used. Only 3.7% of landlords required pet references, and only 7.4% required a "pet resume." No landlords surveyed required training certificates, only 11.0% required health certificates and only 18.5% required a pet agreement/policy. Tenants offered some of these items more frequently than they were required.

Keeping Pets Illegally When landlords were surveyed, respondents who prohibit pets estimated that 7% their tenants keep pets in their rental units anyway. However, the tenant data suggests a much higher number. Over 20% of tenants surveyed reported that they are keeping pets illegally. This is quite a significant finding since landlords with tenants holding illegal pets receive none of the benefits yet suffer all of the potential costs of having animals. If 20% of tenants keep pets anyway, it makes the case for allowing pets and therefore giving the landlord more control over the outcomes (controlling the screening and requiring a pet agreement/contract and separate pet deposit, etc.) all the more compelling.

What This Means for Animals There appears to be an overlooked opportunity for many landlords to gain income revenue in rent and increase tenant pools/market size by allowing pets. From a landlord's perspective, while there were some costs to allowing pets, the benefits appear to be even greater. Although individual landlord situations will vary, pet-friendly housing appears to be a "win-win-win" situation for landlords, tenants, and companion animals.

Get More Information

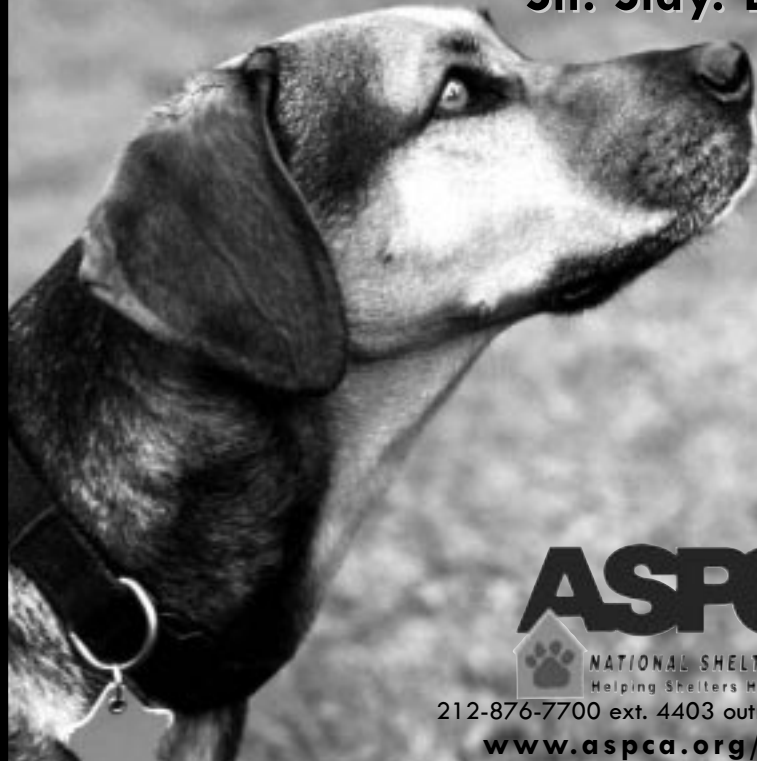
If you know of a landlord to whom you would like FIREPAW to send an Information Packet, please mail or e-mail his or her name and address to FIREPAW. Packets may also be sent to animal welfare organizations who wish to distribute CARP literature to their patrons. Tenant's Info Packets are also available to educate tenants how to find – and keep – pet-friendly rentals in their area.

The Foundation for Interdisciplinary Research & Education Promoting Animal Welfare FIREPAW, Inc., 228 Main Street, #436, Williamstown, MA 01267.
info@firepaw.org, www.firepaw.org, 518-462-5939

**Note: When all factors are taken into account, there may actually be benefit rather than a cost in terms of average damage due to reduced turnover and increased deposit. However, the figures used here are intended to be conservative. All calculations are estimated averages that will vary by the specific situation.*

October is Adopt-a-Shelter-Dog Month

Sit. Stay. Love... Adopt a Shelter Dog!



Sit. Stay. Love...
**This October, encourage
 your adopters to
 adopt a shelter dog.**

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 Download a
 FREE press kit at
www.aspc.org/shelters.**

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IAMS[®]

SAVE THE DATE

AWFNJ Annual Conference

March 25-26, 2005

**Ocean Place Resort
 Long Branch, NJ**

email: conference@awfnj.org

Missed the Conference? Order a Copy of the Workshop Handouts!

The AWFNJ is making copies of Conference 2004 workshops available. Please send \$2 for up to 2, and \$5 for the entire set of handouts to cover copies and postage. *This year most of the workshops are available on CD. If you prefer CD, please check the box. Fill out this form and mail to: **AWFNJ, 816 N. Delsea Dr. #160, Glassboro, NJ 08028.**

Be sure to include this form:

Please send me the following workshop handouts:

I'd prefer the CD where available.

Name _____

Address _____

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- | | |
|--|---|
| <input type="checkbox"/> Crime Scene Investigation | <input type="checkbox"/> The Nuts and Bolts of Implementing a Community-Wide Trap-Neuter-Return Program |
| <input type="checkbox"/> Envision Success | <input type="checkbox"/> Behavioral Assessments and Shelter Enrichment for Felines |
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| <input type="checkbox"/> Animals and the Law | <input type="checkbox"/> Incredible Journeys – A Look at Animal Relocation |
| <input type="checkbox"/> When the Customer ISN'T Always Right: A New Approach to Customer Service and Adoption | <input type="checkbox"/> How to Write a Good Proposal for Funding |
| <input type="checkbox"/> Matchmaking: How to use Your Dog's Behavior Evaluations to More Successfully Match Dogs with Adopters | <input type="checkbox"/> Statewide Spay/Neuter Program to Reduce Euthanasia |

LEGISLATIVE NEWS

The AWFNJ does not specifically endorse or support these proposed bills. We are providing this important information and would appreciate your input. Please send your comments to info@awfnj.org.

NEW JERSEY

The NJ State Legislature is out of session for the summer and will return in September.

Bills to watch:

A2570

Would permit renters to keep certain animals as pets after providing written notice to their landlords. "Pet animal" is defined under the bill to mean a dog, cat, bird, rabbit, guinea pig, mouse, ferret, or any other specie of domestic animal sold, transferred or retained for the purpose of being kept as a household pet, but shall exclude livestock, game or those animals not permitted to be possessed as potentially dangerous species pursuant to regulations of the Department of Environmental Protection. A landlord who refuses to lease or renew a lease because of the keeping of pet animals will be subject to a civil penalty of not more than \$500 for each offense, recoverable by the tenant in a civil action in a summary proceeding under the "Penalty Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.). The municipal court or the Special Civil Part of the Law Division of the Superior Court of the county in which the residence is located will have jurisdiction to enforce the penalty.

For a detailed reading of the bill, go to http://www.njleg.state.nj.us/2004/Bills/A3000/2570_R1.PDF

S1718 – The AWFNJ Opposes This Bill

BSL - "Responsible Pit Bull Ownership Act"

This bill provides the authority for a municipality to regulate the ownership of pit bulls and pit bull type dogs.

Specifically, the bill provides that a municipality may, by ordinance, require any person residing within the municipality who owns, keeps or harbors a pit bull (or pit bull type) dog in the municipality to obtain an annual license to own, keep or harbor such a dog. No such license would be issued to any person under the age of 18 years. This licensing of the dog owner would be in addition to any licensing of the dog itself already required under existing law.

The bill also authorizes a municipality to require any person residing within the municipality who owns, keeps or harbors any kind of dog to provide proof that the dog is not a pit bull. If breed records are not available or the dog is a mongrel, hybrid, or mixed breed, the municipality may by visual inspection and use of detailed professional standards and illustrations decide if the dog is a pit bull type dog. In lieu of visual inspection, the municipality may require submission of a photo or photos of the dog for that purpose.

For a detailed reading of the bill, go to http://www.njleg.state.nj.us/2004/Bills/S2000/1718_I1.PDF

To find your legislator, go to: <http://www.njleg.state.nj.us/members/legsearch.asp>

To view other pending animal legislation go to <http://www.njleg.state.nj.us/bills/BillsBySubject.asp> and entering the subject "Animals"

FEDERAL

H.B. 3484

To amend the Animal Welfare Act to improve the standards for the care and treatment of certain animals, and for other purposes. (Referred to the Subcommittee on Livestock and Horticulture.) Amends the Animal Welfare Act to modify the standards that govern the humane handling, care, treatment, and transportation of animals by dealers, research facilities, and exhibitors. Requires a standard for addressing the initiation and frequency of breeding of female dogs so that they are not bred before reaching at least one year of age, and whelped more frequently than three times in any 24-month period. Prescribes a process for immediate suspension and eventual revocation of the license of a dealer, exhibitor, or operator of an auction sale for three or more violations of such Act within 18 months.

House Okays Funding to Enforce Animal Fighting Law

The U.S. House of Representatives approved by voice vote an amendment that earmarks \$1.2 million for USDA enforcement of the federal law against cruel animal fighting. The amendment will help ensure that the USDA enforces the ban on interstate and foreign commerce in fighting dogs and fighting cocks, and that the federal government works more closely with state and local police to crack down on illegal animal fighting enterprises. The amendment provides a 50% increase over what Congress appropriated last year for this purpose (\$800,000). Senate action on the Agriculture Appropriations bill and on the animal fighting enforcement funding is still ahead.

To find your Congressional Official go to <http://www.congress.org>

To look up a National bill, go to <http://www.gpoaccess.gov/bills/index.html>

SHELTER SPOTLIGHT - MOBILE SPAY/NEUTER VAN

The Animal Welfare Federation of New Jersey is dedicated to unity, recognizing the extraordinary benefit that can come about when organizations work together. The Animal Welfare Association (AWA) in Voorhees, Camden County, New Jersey is one group that embraces that philosophy wholeheartedly.

Operating both an animal shelter and a low-cost spay and neuter clinic, AWA recognized an even greater need for access to spay and neuter services. "At the time," recalls AWA's Executive Director, Karen Dixon, "there was little to no access to veterinary services for Camden City residents. The low-cost clinic was here in Voorhees, but many city residents rely on public transportation. Getting the family pet spayed was not something you could easily do in Camden."

In addition to this lack of access to affordable spay/neuter, the majority of animals leaving shelters in Camden County were intact. "Providing spay and neuter access for shelters was an important goal of AWA," states Dixon.

In 2000, with a generous grant from the Geraldine R. Dodge Foundation, AWA purchased a fully outfitted surgical van and launched its mobile spay and neuter program. With the cooperation of the Camden City Fire Department, the van began making regular visits to Camden providing low-cost veterinary services to the pets of city residents.

The mobile spay and neuter program has continued to grow over the past four years, expanding first to neighboring Camden County shelters. Three of the four other Camden County shelters now utilize AWA's mobile clinic on a regular basis. The program then expanded to include "Spay Days," for shelters and rescue organizations throughout New Jersey and Eastern Pennsylvania.

Groups dedicated specifically to spaying and neutering have hosted AWA's van at numerous "Spay Days," most noticeably Animal Friends for Education & Welfare in East Windsor and Save The Animals Foundation in Gloucester County.

Another striking and successful element of AWA's mobile service is its work with feral cat colony caretakers. Seeing the tremendous efforts caretakers went through to trap and transport cats to AWA's in-house clinic, Karen Dixon saw a need to fill. "I recognized the efforts and limitations of transporting cats to the clinic and knew we could make things much easier by taking the AWA team directly to the colony." A dramatic example of the success of this program

We Need You!

Board Members: We're always looking for new board members to bring fresh ideas and talent to the board. If your organization is a voting member and you're interested in helping, we'd like to talk to you. Just call us at 856-740-1344.

Committee Members: Bring your special talents and energy to areas of interest. You just need to be an individual or voting member of the AWFNJ. Call or email info@awfnj.org if you have any questions or would like to help.



is a two day spay and neuter event arranged by one colony caretaking group that resulted in the sterilization of 99 cats.

AWA's unique vision of providing assistance to other organizations has been a tremendous benefit to shelters and rescues as well as the animals and people of the communities these groups serve. Organizations with limited funds or lacking in availability of spay and neuter services now have another option. In the past year, AWA's mobile surgeries have tripled as more and more groups become aware of the program. Still true to its original mission, the van continues to travel each week into the City of Camden.

For more information on scheduling the van for your group please call Judi at 856-424-2288 x 106. For more information on AWA's low cost spay/neuter programs please visit www.awanj.org.

2004
UPDATE!

FREE* NJ ANIMAL LAW CD

*for NEW members

JOIN THE AWFNJ TODAY AND RECEIVE A
FREE CD OF NJ ANIMAL STATE LAWS
HOW CONVENIENT... JUST POP IN THE CD.
NO MORE SEARCHING THE INTERNET

*FREE to NEW members
\$5 to existing members
\$15 non-members

Use the Membership application on the back of this
newsletter to order the CD or join the AWFNJ.

MESSAGE FROM THE PRESIDENT

By Karen Dixon

It is an honor, to once again be President of the AWFNJ for the 2004/2005 term culminating our first decade in existence.

Using input from AWFNJ conference attendees and our on-line survey, the board of directors recently completed a two day strategic planning session. Your voice is important and your input is needed as we forge our plans for the future. This upcoming year will be especially exciting as we work together for a more humane tomorrow. The AWFNJ welcomes your help, ideas, and questions so please feel free to contact me at any time.

CALENDAR OF EVENTS

AUGUST

August 9

Blue Moon Café Night

Livingston, NJ

Mt. Pleasant Animal Shelter

donate@njshelter.org

August 9 – 13

Legislation and Advocacy Forum

No More Homeless Pets

www.bestfriends.org

August 16 – 20

Volunteer Programs that Really Work

No More Homeless Pets

www.bestfriends.org

August 23 – 27

When Disaster Strikes

No More Homeless Pets

www.bestfriends.org

August 19-22

Conference on Homeless Animals Management & Policy (CHAMP)

Orlando, FL

Pet Savers Foundation

www.champconference.org

August 21

National Homeless Animals Day

International Society for Animals Rights

www.isaronline.org/

SEPTEMBER

September 12

8th Annual Ride for the Animals

West Windsor Township, NJ

NJ Veterinary Foundation

www.njvma.org

September 12

Mutts Marathon

Mt. Pleasant Animal Shelter

donate@njshelter.org

September 19-25

National Farm Animals Awareness Week

Sponsored by the Humane Society of the United States

September 26 - 29

American Humane Conference

Philadelphia, PA

www.americanhumane.org

September 22

Putts for Pets Golf Tournament

Sponsor: Animal Welfare Association

Evesham Township, NJ

www.awanj.org or 856-424-2288

OCTOBER

Adopt a Shelter Dog Month

Sponsor: ASPCA and Petfinder.com

www.aspca.org or 212-876-7700, ext. 4403

Adopt a Dog Month

Sponsor: American Humane

www.americanhumane.org or 800-227-4645

October 2

World Farm Animals Day

Sponsor: Farm Animal Reform Movement (FARM)

www.wfad.org or (888) FARM USA

October 11

Third Annual Casino Nite

Union, NJ

People for Animals

lpaws@earthlink.net or 908-688-1073

October 16, 2003

National Feral Cat Day

Sponsor: Alley Cat Allies:

www.alleycat.org or 202-667-3630

October 18

Nonsense at Peddlers Village

New Hope, PA

People for Animals

lpaws@earthlink.net or 908-688-1073

EDITORIAL

The opinions stated in the editorial do not necessarily reflect the AWFNJ position.

Education, education, education . . .

By Melanie Anton

If you're like me and have spent a number of years in animal welfare, or have owned a number of pets, you might start to think of yourself as educated. As a big believer that "education is everything" (my personal mantra), I must admit that my latest foray into the "boy I wish I knew that" world was early in July. And it reminded this writer that education is an ongoing process and the process has no end.

The story started with a cute photo of an orphaned fawn being treated and raised by a family. The picture was of the fawn and dog cuddled on a couch. It produced a huge "ahhh" in my mind. Like many truths that lie hidden behind a seemingly simple exterior, I found the photo had quite a different impact on a few wildlife rehabilitator friends. Part of their response included: "This fawn is now not only being imprinted with human beings, but also with dogs. This fawn will have no possibility of survival in the wild. It will be run down by the first decent sized dog that it runs into if released as it will have no flight instinct...These people will eventually release this deer feeling quite proud of their accomplishment and totally oblivious to the fact that they have signed this animal's death warrant. The only potential future for this deer will be in a petting zoo until it becomes too large to be safe - another unfortunate future." Now, I know enough to contact a wildlife rehabilitator, but hadn't considered the profound impact that my own (and the foster family's) lack of knowledge might have on another creature...well intended, but terrible just the same.

Okay, "What does this have to do with education," you say. How many times have we rejected adopters because they'd

declaw their cat? Or scowled when a dog was returned or surrendered because he dug up the yard? Or watched in dismay as a cat was allowed to roam freely, his owners mindless of the dangers outside? Or worried about the person who bought a puppy at a pet store, unaware it may have come from a puppy mill? How many times have you heard, "Oh, I didn't know THAT!"

Whether you are the Animal Control Officer who helps an owner to understand the need for a leash and rabies tag, or the shelter adoption counselor explaining why the 18-month old Border Collie might not be the best choice to adopt to his elderly home-bound parents, education may be the cornerstone to understanding and change.

We strive for incredible change in animal welfare...for all to see animals as creatures of value warranting an appropriate quality of life and protection from cruelty and neglect. We hope that others in the "public" see animals the way we do. I wonder if the real change will come when we see animals the way the public does, understand where education is needed and then go forward from there. How about seeing animals the way they perceive and interact with their world, so that orphaned fawns are not unwittingly doomed because of our uneducated, well-intended deeds. And finally, can we attempt to see animals from the public's perspective and try to think about how animals interact with their world. If we, as animal professionals, can open the public's eyes with broader vision we can prevent situations that could unwittingly doom orphaned fawns because we hadn't shared what we know.

NEW FEATURES

www.awfnj.org

We've updated our website's features to make it more valuable to you and the public.

Animal Welfare Services Directory: Searchable by town, county or organization. Printer friendly so you can keep a copy at your shelter or in your home.

Coming soon! We'll be providing links to members' homepages.

Visit www.awfnj.org TODAY!

Send us your events to post!

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Website designed by NSIP.com

The screenshot shows the AWFNJ website interface. A navigation menu on the left includes: Home, Mission Statement, Membership Info, Resource Center, Events, Newsletter, and Donate. A central banner features the AWFNJ logo and the text "Animal Welfare Federation of New Jersey". Below the banner, there are sections for "AWFNJ Animal Welfare Services Directory" and "Other AWFNJ Resources" which includes links for "New Jersey Shelter Regulations", "Legislative Alerts", and "Calendar of Events". A "Click to Donate" button is visible at the bottom left of the page.

In New Jersey, only licensed rehabilitators are allowed to handle wildlife. These individuals are educated on the capture, care and control of specific species. To get a list of rehabilitators and a basic idea of what to do, visit the AWFNJ website at <http://www.awfnj.org/faqs.php#9>. Your local animal control officers or veterinarian may also have a list of local rehabbers.

**JOIN THE AGENCIES THAT ARE MAKING A DIFFERENCE FOR NEW JERSEY ANIMALS
APPLICATION/MEMBERSHIP RENEWAL**

Name of Organization or Individual

Mailing Address

Email Address

City, State, Zip

Telephone (Day) (Evening)

I agree to support the principles and beliefs of the Animal Welfare Federation of New Jersey.

Signature

Date

Membership Type: **Voting (\$40)*** **Individual (\$15)**
If Organization, please check: **Private/Non-Profit** **Governmental**

- New Member - enclosed is my check for \$15** (please send me the free NJ Animal Laws CD)
- Current Member - enclosed is my check for \$5** (please send me the NJ Animal Laws CD)
- Non-Member - enclosed is my check for \$15** (please send me the NJ Animal Laws CD)

*Voting members must be 501 (c)(3) non-profits OR local state or governmental agencies. Shelters applying for voting membership must submit their most recent health department inspection report. Adoption agencies must have written pre-screening and spay/neuter plans and submit copies of these policies. Call us for fee schedule or download online at www.awfnj.org

The AWFNJ is a 501 (c)(3) non-profit corporation. Your contributions are tax deductible to the extent made possible by the law.

Please sign this application, enclose your check and mail to:

**Animal Welfare Federation of New Jersey
816 N. Delsea Dr. #160, Glassboro, NJ 08028**



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