

THE ANIMAL COUNCIL

P.O. Box 168, Millbrae CA 94030

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April 21, 2010

FAX: 916-319-2188

The Honorable Mike Feuer
Chair, Assembly Committee on Judiciary
ATTENTION: Bill Consultant
1020 N Street, Room 104
Sacramento CA 95814

Re: AB 2743, amended April 8, 2010 Real property rentals, dogs, cats - OPPOSITION

Gentlemen:

Please register our opposition to the above-captioned bill and include our organization on your Committee's Bill Analysis opposition list.

Specifically, we oppose using Civil Code provisions for residential rentals to de-legitimize elective veterinary procedures, i.e. de-clawing domestic cats or debarking dogs, that are otherwise lawful veterinary practice in California as determined through the veterinarian-client relationship in regard to an individual animal patient of the owner client. I have personally been a Licensed Real Estate Broker in California since 1973 with experience in counseling landlords and tenants on residential pet tenancies, and I have never encountered a situation where either of these procedures would be a condition of tenancy. Both procedures are used in limited circumstances with dog barking the only realistic issue for retaining housing of any kind, because it interferes with neighbors' use of their premises. Debarking is not the same as silence and would usually be ineffective. Landlords simply reject pets completely, evict tenants whose pets cause problems and hold tenants liable for physical damage caused by the pet. For practical purposes, no landlord would be willing to accept a tenant's offer to address an actual problem pet in these ways for fear of later retaliation. AB 2743 would reduce housing available to pet owners and increase risks of shelter surrender for problem pets.

THE ANIMAL COUNCIL (TAC) is a California nonprofit, public benefit corporation founded in 1991 to seek positive, humane solutions to the challenges of detrimental animal public policies, legislation and regulation through study, analysis and application of animal husbandry, statistics and law, and at the same time preserve human benefit from all species, breeds and registries.

Very truly yours,

SHARON A. COLEMAN
President, The Animal Council

Cc: Committee members
Author

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