

5.21 Pets, Service Dogs and Emotional Support Animals

GENERAL

Tri-Par Estates allows pets, Service Animals and Emotional Support Animals (ESA) to reside in the Park. Owners must register their animal(s) with the office, upon application for residency, submitting the following documentation:

- Application for Pet, Service Animal or Emotional Support Animal (ESA) Form 5.21A
- Rabies documentation from veterinarian
- Copy of current dog licensing and copy of tag number

The owner of a Service or Emotional Support Animal (ESA), must provide:

- Documentation from a qualified medical professional indicating that the animal is required for the comfort and well-being of the owner. This can be in the form of a letter from the medical professional on their letterhead, or the completion of Tri-Par Medical Necessity form

DEFINITIONS

Service Animal (as defined by the Americans with Disabilities Act – ADA) is a dog, individually trained to do work or perform tasks for an individual with a physical, sensory, psychiatric or other mental disability.

Emotional Support Animal (ESA) can be any species, that provides comfort, and helps to alleviate symptoms of anxiety, depression or phobias. ESAs do not qualify as Service animals under the ADA and need are not granted the same broad access rights as Service animals.

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A. Pets

1. Pets are permitted ONLY in the designated pet areas of the park.
2. Tri-Par Estates limits the number of pets per residence to four (4) as per Sarasota County code.
3. Pets are not allowed in park amenities/common areas, of Tri-Par Estates ie. Clubhouse, Recreation building, Laundry, etc.

B. Service Dogs

1. Sight and hearing impaired persons are permitted to have a Service Animal.
2. Tri-Par Estates limits the number of Service Animals per residence to two (2), unless medical documentation is submitted with application(s).
3. Persons shall be requested to indicate the purpose of such dog and present reliable information that reasonably supports that the individual has a disability requiring the service provided by the named animal.
4. The Service Animal shall be required to wear a vest indicating that they are a Service Animal in order to be allowed in Tri-Par amenity areas.
5. Per Florida Statute 413.08 Employment and Related Services for Persons with Disabilities, paragraph 9:

A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a service animal and being qualified to use a service animal or as a trainer of a service animal commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083 and must perform 30 hours of community service for an organization that serves individuals with disabilities, or for another entity or organization at the discretion of the court, to be completed in not more than 6 months.

C. Emotional Support Animals (ESA)

1. Florida law requires that legitimate emotional support animals be permitted.
2. Persons needing an emotional support animal must complete a Tri-Par application and comply with all regulations included on the application form. The person must also submit a medical necessity form or letter from a licensed medical professional documenting that they have been evaluated and that the ESA is required for their overall health and well-being.
3. This application and medical necessity form shall be presented to the Board of Trustees for evaluation and approval prior to bringing the animal into Tri-Par Estates.

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- 4. The medical necessity form must be updated and renewed by owner’s physician annually. This renewal form shall be provided to the Tri-par office, along with evidence of current license and vaccinations.
- 5. Emotional Support Animals are not allowed in the amenity/common areas of Tri-Par Estates ie. Clubhouse, Recreation building, Laundry, etc.

D. Animal Control

- 1. Pets and emotional support animals are not permitted in Tri-Par buildings or the pool area.
- 2. All animals are subject to all Sarasota County rules regarding animal control, including but not limited to:
 - a. Animals must always be on a leash and under owner’s control when outside the home.
 - b. Owners must clean up after their animal and dispose of bagged waste in an appropriate container.
 - c. Animals cannot be a nuisance by noise or be threatening to other persons or animals.
- 3. Report all violations to Sarasota County Animal Control, 941-861-9500.

APPENDIX

FORMS

- 5.21 A Application for Keeping a Pet, Service or Emotional Support Animal
- 5.21 B Medical Certification Form

REFERENCE DOCUMENTS

- Florida Statute 413.08 Employment and Related Services for Persons with Disabilities
www.flsenate.gov/Laws/Statutes/2021/413.08
- Florida Statute 760.27 Discrimination In the Treatment of Persons; Minority Representation
www.flsenate.gov/Laws/Statutes/2020/760.27

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REVISION HISTORY

DRAFTED	CHANGE	DATE ADOPTED
Original	N/A	October 20, 2015
February 14, 2026	Added: General Section, Definitions; Updated: Pets paragraph 2, 3; Service Dogs paragraph 3, 4, 5; ESA paragraph 2; Forms; Reference Documents; Revision History; Deleted: requirement to indicate specific reasons for prescribing ESA	April 21, 2026