

**FALL RIVER HOUSING AUTHORITY
PEST CONTROL POLICY 2026**

1. PURPOSE

- 1.1. The Fall River Housing Authority (“FRHA”) is committed to maintaining a safe and healthy living environment for all residents by implementing effective pest and vermin control measures.
- 1.2. This policy establishes the responsibilities and obligations of FRHA, its contractors, and tenants regarding pest management.

2. COMPLIANCE WITH LOCAL AND STATE REGULATIONS

- 2.1. This Pest Control Policy shall be interpreted and enforced in accordance with the Massachusetts State Sanitary Code (105 CMR 410.000), Massachusetts General Laws Chapter 111, Section 127A, and all applicable ordinances of the City of Fall River.
- 2.2. If reported pest control issues are not being addressed in a timely manner, tenants can contact the Fall River Minimum Housing Office which enforces the State Sanitary Code as well as local ordinances related to housing conditions, including pest control.

3. INTEGRATED PEST MANAGEMENT (IPM)

- 3.1. FRHA shall engage a licensed professional pest control contractor to execute an Integrated Pest Management (“IPM”) plan.
- 3.2. IPM is defined as a comprehensive approach to long-term, environmentally sound pest suppression and prevention, prioritizing non-chemical methods and minimizing reliance on pesticides.
- 3.3. Preventive measures, routine inspections, resident education, pest exclusion practices, and structural modifications shall be prioritized.

4. SCOPE OF SERVICES

The pest control contractor shall provide all labor and materials necessary to eradicate rodents, insects (including but not limited to cockroaches, bedbugs, silverfish, wasps), and any other household pests as determined by FRHA, from all FRHA buildings and grounds.

5. IPM PLAN IMPLEMENTATION

- 5.1. The contractor shall visit each site weekly, per a schedule determined by FRHA, ensuring adequate treatment for any existing infestation.
- 5.2. All newly admitted tenants shall be scheduled for assessment within ten (10) days of initial occupancy.
- 5.3. All apartments and common areas shall be assessed and, if necessary, treated using current IPM methods.
- 5.4. Site Managers shall communicate specific needs to the contractor and arrange for appropriate treatment.

5.5. Additional treatments may be scheduled outside regular visits as required.

6. RESIDENT NOTIFICATION

- 6.1. Residents shall receive information regarding the IPM program and this Pest Control Policy at lease execution.
- 6.2. Written advance notice of scheduled IPM inspections and treatments shall be provided at least forty-eight (48) hours prior to service, in accordance with Massachusetts State Sanitary Code.
- 6.3. Notices shall include instructions for unit preparation and be translated for residents with Limited English Proficiency.

7. TENANT OBLIGATIONS

- 7.1. Cooperation and Access. Tenants are required to cooperate fully with all pest control measures, including preparing their units as instructed and permitting access for scheduled IPM services.
- 7.2. Immediate Reporting of Pest Activity. Tenants shall promptly notify FRHA management upon observing any signs of pest activity (including insects, rodents, or other infestations).
 - a) Notification must be made immediately upon discovery of evidence of pests, including but not limited to sightings, droppings, nests, or damage attributable to pests.
 - b) Reports shall include the type of pest observed, location within the unit, and date/time of observation.
 - c) Failure to report pest activity in a timely manner may result in tenant liability for damages or costs arising from delayed treatment.
- 7.3. Prohibited Actions. Tenants may not use unauthorized pest control products or hire outside pest control services without prior written approval from management.
- 7.4. Sanitary Maintenance. Tenants must keep their units clean and free of conditions that attract pests, such as food debris, standing water, or clutter.

8. FRHA RESPONSIBILITIES

- 8.1. FRHA shall provide and maintain all buildings and premises in a safe, sanitary, and habitable condition, free from pest infestations, as required by state and local law.
- 8.2. FRHA shall provide routine pest control services in accordance with Section VIII (D) "FRHA Obligations" of the Lease Agreement.
- 8.3. Conduct and document pest inspections prior to new occupancy and at least every four (4) months for properties with four (4) or more units.
- 8.4. Respond promptly to written tenant reports of pest activity and take all necessary steps to eliminate infestations, including hiring licensed pest control professionals.
- 8.5. Provide at least forty-eight (48) hours' written notice before any pesticide application, specifying the date, location, and safety instructions.
- 8.6. Maintain records of inspections, treatments, and tenant complaints, available for review by the Board of Health or Minimum Housing Office.

- 8.7. Act immediately, hire licensed professionals, and cover all extermination costs for bed bug complaints.
- 8.8. Make reasonable accommodations available for tenants whose disabilities prevent compliance with preparation requirements.

9. ENFORCEMENT AND REMEDIES

- 9.1. Pest control is the responsibility of FRHA unless an infestation is caused by the tenant's actions or neglect.
- 9.2. Failure to comply with this policy, including inadequate preparation for treatments, denial of access, or failure to report pest activity, constitutes a violation of Section IX (I) – (J) [“Tenant Obligations”] of the public housing lease agreement
- 9.3. The tenant may be assessed fees for non-compliance with this policy in accordance with Section III (C) [“Tenant Charges”] of the lease.
- 9.4. Progressive lease enforcement actions, up to and including lease termination, may be initiated for repeated non-compliance.