The Manhattan Co-Op & Condo Dog Owner's Guide

A strategic blueprint for passing co-op board pet interviews, securing building board approvals, and eliminating elevator and hallway reactivity in luxury NYC residences.

1. What Co-Op Boards Truly Screen For

Contrary to common belief, luxury building boards rarely reject dogs based solely on breed or weight. Modern co-op and condo board packages evaluate four distinct risk parameters:

- **Acoustic Disruption:** Separation anxiety vocalization when owners leave for work.
- **Elevator & Vestibule Neutrality:** Does the dog lunge, jump, or vocalize when elevator doors open onto neighbors or staff?
- **Common Element Wear:** Doorman lobby manners, corridor greeting behavior, and carpet hygiene.
- **Handler Command Reliability:** Proof of certified professional obedience and veterinary medical compliance.

> **THE GOLD STANDARD: AKC CANINE GOOD CITIZEN (CGC) CERTIFICATION**
> An official AKC CGC certification signed by an accredited evaluator carries immense legal and psychological weight with board committees. Gotham Paw's evaluators prepare and test dogs for all 10 CGC exercises inside real Manhattan apartment lobbies.

2. Five Mandatory Elevator & Hallway Proofing Drills

- **The "Doorway Pause":** Never allow your companion to cross apartment or elevator thresholds ahead of you. Demand a 2-second sit-stay before crossing.
- **The Tight Turn (Wall Orientation):** Inside high-rise elevators, place your dog facing the rear mirrored wall, standing between the dog and the door.
- **Neutral Greeting Protocol:** Prevent nose-to-nose contact with other building dogs in elevator banks. Enforce a calm "Watch Me" cue.
- **Vestibule De-escalation:** Counter-condition reactivity to package delivery carts, luggage dollies, and doorman buzzers using high-value reinforcers.

3. Preparing Your Official Board Package

Include a high-resolution canine portrait, proof of Rabies/DHPP/Bordetella titers, letters of good conduct from prior building supers, and an official Gotham Paw trainer verification letter detailing off-site exercise

protocols.