

AMSTERDAM HOUSING AUTHORITY

New Amsterdam & Stratton Apartments

Estimated Tenant Charges

Approved - Effective July 1, 2021

		Proposed Charges for July 1, 2021				
Current Charges		Materials	Labor Hrs	Labor Costs (during work hours)	Updated Charges	
<u>SCREEN REPLACEMENT</u>						
1	Window Screens (new)	\$ 35.00	\$ 45.00	0.50	\$ 20.00	\$ 65
2	Screen Repair (repair only)	\$ 25.00	\$ 3.00	0.75	\$ 30.00	\$ 33
<u>WINDOW SHADES</u>						
3	Large Window (shade only)	\$ 12.00	\$ 35.00	0.50	\$ 20.00	\$ 55
4	All other Window Shades	\$ 12.00	\$ 10.00	0.25	\$ 10.00	\$ 20
5	Rollers	\$ -	\$ 6.00	0.25	\$ 10.00	\$ 16
6	Window Latch	\$ -	\$ 4.00	0.20	\$ 8.00	\$ 12
<u>KITCHENS</u>						
7	Broiler Pans	\$ -	\$ 14.00	0.25	\$ 10.00	\$ 24
8	Kitchen Light Cover	\$ -	\$ 17.00	0.25	\$ 10.00	\$ 27
9	Under Cabinet Light Cover	\$ -	\$ 20.00	0.25	\$ 10.00	\$ 30
10	Drip Pans for Stove (each)	\$ 3.00	\$ 5.00	0.25	\$ 10.00	\$ 15
11	Knobs for Stove (package)	\$ -	\$ 30.00	0.25	\$ 10.00	\$ 40
12	Oven Racks - each	\$ -	\$ 16.00	0.25	\$ 10.00	\$ 26
13	Range Hood - new	\$ -	\$ 75.00	1.50	\$ 60.00	\$ 135
14	Refrigerator - Crisper Glass	\$ -	\$ 30.00	0.25	\$ 10.00	\$ 40
15	Refrigerator - Crisper Drawers	\$ -	\$ 45.00	0.25	\$ 10.00	\$ 55
16	Refrigerator - Door Liner	\$ -	\$ 42.00	1.00	\$ 40.00	\$ 82
17	Freezer Door Liner	\$ -	\$ 30.00	1.00	\$ 40.00	\$ 70
18	Ice Cube Trays - each	\$ -	\$ 4.00	0.00	\$ -	\$ 4
19	Kitchen Faucet Complete	\$ -	\$ 80.00	1.00	\$ 40.00	\$ 120
20	Kitchen Faucet swing spout	\$ -	\$ 30.00	0.50	\$ 20.00	\$ 50
21	Kitchen Faucet Handle	\$ -	\$ 18.00	0.50	\$ 20.00	\$ 38
22	Kitchen Cabinet Drawer Repair	\$ -	\$ 1.00	1.00	\$ 40.00	\$ 41
23	Kitchen Cabinet Door Repair	\$ -	\$ 1.00	1.00	\$ 40.00	\$ 41
24	Kitchen Cabinet Drawer New	\$ -	\$ 47.00	1.00	\$ 40.00	\$ 87
25	Kitchen Cabinet Door New	\$ -	\$ 45.00	1.00	\$ 40.00	\$ 85
26	Basin Strainer for Sink (basket only)	\$ -	\$ 5.00	0.00	\$ -	\$ 5
27	Complete Basin/Strainer for Sink	\$ -	\$ 15.00	0.50	\$ 20.00	\$ 35
28	Countertop replacement (lineal foot)	\$ -	\$ 60.00	0.50	\$ 20.00	\$ 80
<u>BATHROOMS</u>						
29	Shower Rod	\$ -	\$ 10.00	0.50	\$ 20.00	\$ 30
30	Shower Arm	\$ -	\$ 10.00	0.50	\$ 20.00	\$ 30
31	Shower Head	\$ -	\$ 10.00	0.50	\$ 20.00	\$ 30
32	Tub/Shower Diverter Spout	\$ -	\$ 25.00	0.50	\$ 20.00	\$ 45
33	Tub Stoppers	\$ -	\$ 7.00	0.25	\$ 10.00	\$ 17
34	Bathroom Light Cover	\$ -	\$ 25.00	0.50	\$ 20.00	\$ 45
35	Toilet Tank (Cover only)	\$ -	\$ 27.00	0.50	\$ 20.00	\$ 47
36	Toilet Tank Complete (Tank & Cover)	\$ -	\$ 165.00	1.25	\$ 50.00	\$ 215
37	Toilet Complete (elongated)	\$ 215.00	\$ 180.00	1.00	\$ 40.00	\$ 220
38	Toilet Complete (regular)	\$ 160.00	\$ 130.00	1.00	\$ 40.00	\$ 170
39	Toilet Base	\$ -	\$ 131.00	1.00	\$ 40.00	\$ 171
40	Toilet Seat (round)	\$ -	\$ 13.00	0.50	\$ 20.00	\$ 33
41	Toilet Seat (elongated)	\$ -	\$ 16.00	0.50	\$ 20.00	\$ 36
42	Toilet Flush Valve Cartridge	\$ -	\$ 6.00	0.50	\$ 20.00	\$ 26
43	Toilet Lower Supply Kit	\$ -	\$ 30.00	0.50	\$ 20.00	\$ 50
44	Toilet Upper Supply Kit	\$ -	\$ 8.00	0.50	\$ 20.00	\$ 28
45	Toilet Flush Meter	\$ -	\$ 90.00	0.50	\$ 20.00	\$ 110
46	Toilet Handles	\$ -	\$ 10.00	0.50	\$ 20.00	\$ 30
47	Soap Dish	\$ -	\$ 3.00	0.50	\$ 20.00	\$ 23
48	Towel Bar 24"	\$ -	\$ 4.00	0.50	\$ 20.00	\$ 24
49	Toilet Tissue Holder	\$ -	\$ 5.00	0.50	\$ 20.00	\$ 25

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50 Toilet Tissue Holder (roller only)	\$ -	\$ 1.00	0.25	\$ 10.00	\$ 11
51 Mirror in Medicine Cabinet	\$ -	\$ 19.00	0.50	\$ 20.00	\$ 39
52 Complete Medicine Cabinet	\$ -	\$ 43.00	1.00	\$ 40.00	\$ 83
53 Bathroom Faucet	\$ -	\$ 70.00	1.00	\$ 40.00	\$ 110
54 Glass Shelves for Medicine Cabinet	\$ -	\$ 8.00	0.25	\$ 10.00	\$ 18
55 Glass Holders	\$ -	\$ 8.00	0.25	\$ 10.00	\$ 18
56 Sink Leg Supports (pair)	\$ -	\$ 12.00	0.50	\$ 20.00	\$ 32
57 Bathroom Sink	\$ -	\$ 100.00	2.00	\$ 80.00	\$ 180
58 Washing Walls or Floors (per room)	\$ -	\$ 5.00	2.00	\$ 80.00	\$ 85
59 Removing Contact Paper-during repainting (per room)	\$ -	\$ 5.00	2.00	\$ 80.00	\$ 85
78 Additional Cleaning for Units with Smoke Residue (per room)	\$ -	\$ 22.00	4.00	\$ 160.00	\$ 182
79 Cleaning Kitchen Range	\$ 50.00	\$ 5.00	1.50	\$ 60.00	\$ 65
80 Cleaning Refrigerator	\$ 40.00	\$ 5.00	1.00	\$ 40.00	\$ 45
81 Cleaning Tub	\$ -	\$ 3.00	0.75	\$ 30.00	\$ 33
82 Cleaning Toilet	\$ -	\$ 3.00	0.50	\$ 20.00	\$ 23
83 Removal of Stickers from Refrigerator (per hour)	\$ -	\$ 2.00	1.00	\$ 40.00	\$ 42
84 Cleaning of Kitchen Cabinets (per hour)	\$ -	\$ 2.00	1.00	\$ 40.00	\$ 42
85 Removing Trash, Rubbish, & Debris (per - 30 gal. bag)	\$ -	\$ 8.00	0.25	\$ 10.00	\$ 18
86 Load to dump (per pick-up truck load)	\$ -	\$ 35.00	1.50	\$ 60.00	\$ 95
87 5 yard dumpster	\$ -	\$ 125.00	2.00	\$ 80.00	\$ 205
88 10 yard dumpster	\$ -	\$ 290.00	2.50	\$ 100.00	\$ 390
89 15 yard dumpster	\$ -	\$ 390.00	3.00	\$ 120.00	\$ 510
90 Removal of Furniture, Appliances, Tires (per piece)	\$ 25.00	\$ 7.00	0.50	\$ 20.00	\$ 27
91 Repairing Walls, Re-plastering (per hour)	\$ -	\$ 5.00	1.00	\$ 40.00	\$ 45
92 Failure to prepare for Exterminating (Roaches & Bedbugs) (per apt.)	\$ -	\$ 5.00	3.00	\$ 120.00	\$ 125

OTHER MISCELLANEOUS CHARGES

93 Smoke Detector	\$ -	\$ 20.00	0.50	\$ 20.00	\$ 40
94 Smoke Detector ADA Strobe	\$ -	\$ 80.00	0.50	\$ 20.00	\$ 100
95 Heat Detector	\$ -	\$ 38.00	0.75	\$ 30.00	\$ 68
96 Fire Detector Speakers	\$ -	\$ 32.00	1.00	\$ 40.00	\$ 72
97 Carbon Monoxide Detector	\$ -	\$ 45.00	0.50	\$ 20.00	\$ 65
98 Doors-Bedroom, Bathroom, & Closet	\$ 23.00	\$ 80.00	2.00	\$ 80.00	\$ 160
99 New Passage Lock	\$ -	\$ 10.00	0.50	\$ 20.00	\$ 30
100 Thermostat Replacement - complete	\$ -	\$ 25.00	1.00	\$ 40.00	\$ 65
101 Temperature Sensors	\$ -	\$ 314.00	1.00	\$ 40.00	\$ 354
102 Switch/Receptacle Plate (each)	\$ -	\$ 1.00	0.20	\$ 8.00	\$ 9
103 Closet Rods	\$ -	\$ 6.00	0.50	\$ 20.00	\$ 26
104 LED Bulbs (for missing/vandalized)	\$ -	\$ 1.00	0.25	\$ 10.00	\$ 11
105 Safe-T-Element Electric Stove Burners	\$ -	\$ 6.00	0.50	\$ 55.00	\$ 61

UNPLUG SINKS, TOILETS

If problem caused by Tenant					
106 During business hours (per hour charge)	\$ 8.00	\$ -	1.00	\$ 40.00	\$ 40
107 After business hours (per hour charge)	\$ -	\$ -	2.00	\$ 80.00	\$ 80

PAINTING CHARGES

108 Painting-Living Room, Kitchen, Bedroom, Halls (per room)	\$ -	\$ 50.00	8.00	\$ 320.00	\$ 370
109 Painting-Bathroom	\$ -	\$ 40.00	4.00	\$ 160.00	\$ 200
110 Painting-Kitchen	\$ -	\$ 40.00	4.00	\$ 160.00	\$ 200
111 Patching Hole in Wall (per hour)	\$ -	\$ 4.00	1.00	\$ 40.00	\$ 44

Note: Painting charges are for re-painting of rooms within one year from the date the apartment was occupied or if the room was painted a different color, other than off-white, semi-gloss as specified by the Landlord.

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ADMINISTRATIVE CHARGES

112	3 or 14 Day Notice Processing Fee		\$ -		\$ 75
113	3 or 14 Day Notice Processing Fee	2nd consecutive month	\$ -		\$ 90
114	3 or 14 Day Notice Processing Fee	3rd consecutive month	\$ -		\$ 115
115	Bounced Personal Check Processing Fee		\$ -		\$ 70
116	Court Fee		actual		actual
117	Parking Identification Tag Fee Per Vehicle	After 1st reminder	\$ -		\$ 12
118	Blatant Littering - Clean-up Fee	(including cigarette butts)	\$ -		\$ 25

REPLACEMENT OF KEYS - Must be ordered from the Office:

119	Apartment Keys		\$ 25.00	\$ 10.00	0.50	\$ 20.00	\$ 30
120	Changing of complete lock system (entry doors each)		\$ 42.00	\$ 87.00	1.00	\$ 40.00	\$ 127
121	Changing of complete lock system (Mailbox)		\$ 42.00	\$ 24.00	1.00	\$ 40.00	\$ 64
122	Lost Fob		\$ 50.00	\$ 22.00	1.00	\$ 40.00	\$ 62
123	Mailbox Key (each)		\$ 25.00	\$ 7.00	0.50	\$ 20.00	\$ 27

LOCKOUTS

124	After two times during work hours (By AHA Staff)		\$ -	\$ -	0.35	\$ 14.00	\$ 14
125	Evenings, Weekends, & Holidays		\$ -	\$ -	1.00	\$ 40.00	\$ 40

EXTRA CHARGES:

126	Cable Television		\$ 35.00	per month charge			\$ 35
127	Cable Television (disconnect/reconnect charge)		\$ -	per month charge			\$ 40
128	Note: There will be a \$25.00 charge for installation or removal of any window air conditioner following the mass installation		\$ -				\$ 25
129	Manipulating your Thermostate with ice, wet towel or freezer		\$ -	per occurrence			\$ 125
131	Air Conditioners not removed during winter months (Oct - March)		\$ 8.00	per month charge			\$ 100
132	Aquarium		\$ -	per month charge			\$ 20
133	Dehumidifier		\$ -	per month charge			\$ 27
134	Cash Card Washing machines (Per Regular Load)		\$ -				\$ 2.00
135	Cash Card Washing machines (PerSuper Load)		\$ -				\$ 2.50
136	Cash Card Drying machines (Per Load)		\$ -				\$ 2.00
137	Soda Machines		\$ -				\$ 1.25

COMMUNITY ROOM USE

138	Refundable Deposit		\$ -				\$ 50
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ABANDON VEHICLES

139	Removal of abandon vehicles		\$ -				150% of Actual Cost
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After hours call-in will carry a 1.5 escalator on labor to cover actual overtime cost