

AMSTERDAM HOUSING AUTHORITY
For NAS, Garden, & RDC Apartments Only

Estimated Tenant Charges
Effective April 2024

Labor Rate

\$ 40.00

Charges for repairs and replacement not listed will be based on cost of materials and labor involved.
BILLABLE LABOR RATE = \$40.00 per hour
(Increase by 3% from the current year)

Current Charges	Maintenance Charges for 2024			Updated Charges
	Materials	Labor Hrs	Labor Costs (during work hours)	

SCREEN REPLACEMENT

1 Window Screens (new)	\$ 60	\$ 40.00	0.50	\$ 20.00	\$ 60
2 Screen Repair (repair only)	\$ 35	\$ 5.00	0.75	\$ 30.00	\$ 35

WINDOW SHADES

3 All other Window Shades	\$ 30	\$ 15.00	0.50	\$ 20.00	\$ 35
4 Missing/Damaged Curtain rod (per window)	\$ 25	\$ 20.00	0.25	\$ 10.00	\$ 30
5 Window Latch	\$ 20	\$ 10.00	0.25	\$ 10.00	\$ 20
7 Replace Blinds (per window)	\$ 75	\$ 35.00	0.50	\$ 40.00	\$ 75
8 Damaged Window Sash Lip	\$ 170	\$ 150.00	0.5	\$ 20.00	\$ 170

KITCHENS

9 Kitchen Light Cover	\$ 27	\$ 45.00	0.25	\$ 10.00	\$ 55
10 Under Cabinet Light Cover	\$ 30	\$ 20.00	0.25	\$ 10.00	\$ 30
Range Hood - Lens cover	\$ 55	\$ 45.00	0.25	\$ 10.00	\$ 55
11 Cracked Glass Top	--	\$ 758.00	0.25	\$ 10.00	\$ 768
12 Knobs for Stove (package)	\$ 40	\$ 30.00	0.25	\$ 10.00	\$ 40
13 Oven Racks - each	\$ 65	\$ 45.00	0.50	\$ 20.00	\$ 65
14 Range Hood - new	\$ 435	\$ 100.00	1.50	\$ 60.00	\$ 160
Range Hood - Vent screen	\$ 55	\$ 50.00	0.25	\$ 10.00	\$ 60
15 Refrigerator - Crisper Glass	\$ 40	\$ 30.00	0.25	\$ 10.00	\$ 40
16 Refrigerator - Crisper Drawers	\$ 85	\$ 75.00	0.25	\$ 10.00	\$ 85
Refrigerator - Door Handle	\$ 121	\$ 45.00	0.50	\$ 20.00	\$ 65
17 Refrigerator - Door Gasket	\$ 130	\$ 90.00	1.00	\$ 40.00	\$ 130
18 Freezer Door Gasket	\$ 130	\$ 90.00	1.00	\$ 40.00	\$ 130
19 Ice Cube Trays - each	\$ 15	\$ 5.00	0.25	\$ 10.00	\$ 15
20 Kitchen Faucet Complete	\$ 129	\$ 89.00	1.00	\$ 40.00	\$ 129
21 Kitchen Faucet swing spout	\$ 50	\$ 30.00	0.50	\$ 20.00	\$ 50
22 Kitchen Faucet Handle	\$ 40	\$ 20.00	0.50	\$ 20.00	\$ 40
23 Kitchen Cabinet Drawer Repair	\$ 50	\$ 10.00	1.00	\$ 40.00	\$ 50
24 Kitchen Cabinet Door Repair	\$ 45	\$ 5.00	1.00	\$ 40.00	\$ 45
25 Kitchen Cabinet Drawer New	\$ 115	\$ 100.00	1.00	\$ 40.00	\$ 140
26 Kitchen Cabinet Door New	\$ 150	\$ 125.00	1.00	\$ 40.00	\$ 165
27 Basin Strainer for Sink (Basket only)	\$ 13	\$ 6.00	0.25	\$ 10.00	\$ 16
28 Complete Basin/Strainer for Sink	\$ 40	\$ 20.00	0.50	\$ 20.00	\$ 40
29 Countertop replacement (Lineal foot)	\$ 80	\$ 70.00	0.50	\$ 20.00	\$ 90

BATHROOMS

30 Shower Rod	\$ 47	\$ 27.00	0.50	\$ 20.00	\$ 47
31 Shower Arm	\$ 38	\$ 18.00	0.50	\$ 20.00	\$ 38
32 Shower Head	\$ 65	\$ 59.00	0.50	\$ 20.00	\$ 79
33 Tub/Shower Diverter Spout	\$ 53	\$ 40.00	0.50	\$ 20.00	\$ 60
34 Tub Stoppers	\$ 17	\$ 7.00	0.25	\$ 10.00	\$ 17
35 Bathroom Light fixture	\$ 45	\$ 30.00	0.50	\$ 20.00	\$ 50

- 36 Toilet Tank (Cover only)
- 37 Toilet Tank Complete (Tank & Cover)
- 38 Toilet Complete (elongated)
- 39 Toilet Complete (regular)
- 40 Toilet Base
- 41 Toilet Seat (round)
- 42 Toilet Seat (elongated)
- 43 Toilet Flush Valve Cartridge
- 44 Toilet Lower Supply Kit
- 45 Toilet Upper Supply Kit
- 46 Toilet Flush Meter
- 47 Toilet Handles
- 48 Soap Dish
- 49 Towel Bar 24"
- 50 Toilet Tissue Holder

\$ 47	\$ 40.00	0.50	\$ 20.00	\$ 60
\$ 221	\$ 170.00	1.25	\$ 50.00	\$ 220
\$ 384	\$ 344.00	1.00	\$ 40.00	\$ 384
\$ 284	\$ 244.00	1.00	\$ 40.00	\$ 284
\$ 171	\$ 131.00	1.00	\$ 40.00	\$ 171
\$ 45	\$ 25.00	0.50	\$ 20.00	\$ 45
\$ 47	\$ 27.00	0.50	\$ 20.00	\$ 47
\$ 29	\$ 20.00	0.50	\$ 20.00	\$ 40
\$ 50	\$ 30.00	0.50	\$ 20.00	\$ 50
\$ 28	\$ 8.00	0.50	\$ 20.00	\$ 28
\$ 110	\$ 90.00	0.50	\$ 20.00	\$ 110
\$ 30	\$ 10.00	0.50	\$ 20.00	\$ 30
\$ 31	\$ 11.00	0.50	\$ 20.00	\$ 31
\$ 34	\$ 14.00	0.50	\$ 20.00	\$ 34
\$ 25	\$ 5.00	0.50	\$ 20.00	\$ 25

Maintenance Charges for 2024

- 51 Toilet Tissue Holder (roller only)
- 52 Mirror in Medicine Cabinet
- 53 Complete Medicine Cabinet
- 54 Bathroom Faucet
- 55 Shelves for Medicine Cabinet (each)
- 56 Glass Holders
- 57 Bath Vanity
- 58 Bathroom Sink
- 59 Washing Walls or Floors (**per room**)
- Vacuuming Floors (per room)
- 60 Removing Contact Paper-during repainting (**per room**)
- 78 Additional Cleaning for Units with Smoke Residue (**per room**)
- 79 Cleaning Kitchen Range
- 80 Clean Kitchen Range Hood
- 81 Cleaning Refrigerator
- 82 Cleaning Tub
- 83 Cleaning Toilet
- 84 Removal of Stickers from Refrigerator (per hour)
- 85 Cleaning of Kitchen Cabinets (per hour)
- 86 Removing Trash, Rubbish, & Debris (per - 30 gal. bag)
- 87 Load to dump (per pick-up truck load)
- 88 5 yard dumpster
- 89 10 yard dumpster
- 90 15 yard dumpster
- 91 Removal of Furniture, Appliances, Tires (**per piece**)
- 92 Repairing Walls, Re-plastering (**per hour**)
- 93 Failure to prepare for Exterminating (Roaches & Bedbugs) (per apt.)

Current Charges	Materials	Labor Hrs	Labor Costs (during work hours)	Updated Charges
\$11	\$ 1.00	0.25	\$ 10.00	\$ 11
\$39	\$ 19.00	0.50	\$ 20.00	\$ 39
\$83	\$ 53.00	1.00	\$ 40.00	\$ 93
\$110	\$ 70.00	1.00	\$ 40.00	\$ 110
\$18	\$ 20.00	0.25	\$ 10.00	\$ 30
\$18	\$ 8.00	0.25	\$ 10.00	\$ 18
\$32	\$ 195.00	1.00	\$ 40.00	\$ 235
\$180	\$ 185.00	1.50	\$ 60.00	\$ 245
\$85	\$ 10.00	2.00	\$ 80.00	\$ 90
\$40		0.50	\$ 40.00	\$ 40
\$85	\$ 5.00	2.00	\$ 80.00	\$ 85
\$182	\$ 269.00	4.00	\$ 160.00	\$ 429
\$85	\$ 25.00	1.50	\$ 60.00	\$ 85
\$55	\$ 15.00	1.00	\$ 40.00	\$ 55
\$70	\$ 25.00	1.50	\$ 60.00	\$ 85
\$35	\$ 6.00	1.00	\$ 40.00	\$ 46
\$30	\$ 10.00	0.50	\$ 20.00	\$ 30
\$42	\$ 6.00	1.00	\$ 40.00	\$ 46
\$45	\$ 5.00	1.00	\$ 40.00	\$ 45
\$20	\$ 10.00	0.50	\$ 20.00	\$ 30
\$95	\$ 35.00	3.00	\$ 120.00	\$ 155
\$205	\$ 125.00	2.00	\$ 80.00	\$ 205
\$390	\$ 290.00	2.50	\$ 100.00	\$ 390
\$510	\$ 390.00	3.00	\$ 120.00	\$ 510
\$27	\$ 7.00	0.50	\$ 20.00	\$ 27
\$50	\$ 10.00	1.00	\$ 40.00	\$ 50
\$195	\$ 75.00	3.00	\$ 120.00	\$ 195

OTHER MISCELLANEOUS CHARGES

- 94 Missing or tampering with Smoke Detector
- 95 Smoke Detector ADA Strobe
- 96 Heat Detector
- 97 Fire Detector Speakers
- 98 Carbon Monoxide Detector
- 99 Doors Replacement-Bedroom, Bathroom, & Closet
- 100 New Passage Lock
- 101 Thermostat Replacement - complete
- 102 Switch/Receptacle (each)
- 103 Switch/Receptacle Plate (each)
- 104 Closet Rods
- 105 LED Bulbs (for missing/vandalized)
- 106 Safe-T-Element Electric Stove Burners
- Dent/damage baseboard heater
- Damaged Flooring -LVP

\$160	\$ 80.00	2.00	\$ 80.00	\$ 160
\$160	\$ 80.00	2.00	\$ 80.00	\$ 160
\$68	\$ 38.00	0.75	\$ 30.00	\$ 68
\$130	\$ 50.00	2.00	\$ 80.00	\$ 130
\$65	\$ 57.00	0.50	\$ 20.00	\$ 77
\$289	\$ 189.00	2.50	\$ 100.00	\$ 289
\$35	\$ 15.00	0.50	\$ 20.00	\$ 35
\$95	\$ 75.00	0.50	\$ 20.00	\$ 95
\$354	\$ 5.00	0.50	\$ 20.00	\$ 25
\$9	\$ 1.50	0.18	\$ 7.20	\$ 9
\$45	\$ 27.00	0.50	\$ 20.00	\$ 47
\$18	\$ 8.00	0.25	\$ 10.00	\$ 18
\$61	\$ 65.00	0.50	\$ 20.00	\$ 85
\$120	\$ 100.00	0.50	\$ 20.00	\$ 120
--	\$ 4.00	0.50	\$ 20.00	\$ 24

Damaged Flooring -Carpet	--	\$ 1.00	0.50	\$ 20.00	\$ 21
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UNPLUG SINKS, TOILETS

If problem caused by Tenant

107 During business hours (per hour charge)	\$40	\$ -	1.00	\$ 40.00	\$ 40
108 After business hours (per hour charge)	\$80	\$ -	2.00	\$ 80.00	\$ 80
109 Water Jetting Services (due to tenant caused clog)	--				\$ 680

PAINTING CHARGES

109 Painting-Living Room, Bedroom, Halls (per room)	\$330	\$ 68.00	6.00	\$ 240.00	\$ 308
110 Painting-Bathroom/Kitchen	\$140	\$ 20.00	3.00	\$ 120.00	\$ 140
111 Painting-Full Unit	\$230			\$ -	\$ 725
112 Patching Hole in Wall (per hour)	\$65	\$ 25.00	1.00	\$ 40.00	\$ 65
112 Paint Touch-Ups per sq ft.	\$20	\$ 10.00	0.25	\$ 10.00	\$ 20

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 what is specified by the Landlord.

Maintenance Charges for 2024

Current Charges	Materials	Labor Hrs	Labor Costs (during work hours)	Updated Charges
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ADMINISTRATIVE CHARGES

113 3 or 14 Day Notice Processing Fee	\$75			\$ 75
114 3 or 14 Day Notice Processing Fee <i>2nd consecutive month</i>	\$90			\$ 90
115 3 or 14 Day Notice Processing Fee <i>3rd consecutive month</i>	\$115			\$ 115
116 Bounced Personal Check Processing Fee	\$70			\$ 70
117 Court Fee	actual			actual
118 Parking Identification Tag Fee Per Vehicle - Annual (fee waived if registered up to 30 days)	\$12			\$ 12
119 Blatant Littering - Clean-up Fee <i>Multi-family units only</i>	\$30			\$ 30

REPLACEMENT OF KEYS - Must be ordered from the Office:

120 Apartment Keys	\$25	\$ 15.00	0.25	\$ 10.00	\$ 25
121 Changing of complete lock system (Per entry doors each)	\$70	\$ 60.00	0.25	\$ 10.00	\$ 70
122 Changing of complete lock system (Mailbox)	\$65	\$ 25.00	1.00	\$ 40.00	\$ 65
123 Lost Fob	\$60	\$ 20.00	1.00	\$ 40.00	\$ 60
124 Mailbox Key (each)	\$25	\$ 5.00	0.50	\$ 20.00	\$ 25

LOCKOUTS

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

EXTRA CHARGES:

127 Cable Television	\$ 35.00	<i>per month charge</i>			\$ 35
128 Cable Television (disconnect/reconnect charge)	\$ -	<i>per month charge</i>			\$ 40
129 <i>Note: There will be a \$25.00 charge for installation or removal of any window air conditioner following mass install.</i>					\$ 25
131 Manipulating your Thermostate with ice, wet towel or freezer	\$ -	<i>per occurrence</i>			\$ 125
132 Damaged/Missing Cable box or Wifi modem	\$ -				\$ 97
133 Graffiti (CHALK OR PAINT) Removal	\$ 55.00	\$ 15.00	1.00	\$ 40.00	\$ 55
134 Missing Fire Extingisher	\$ 50.00	\$ 30.00	0.50	\$ 20.00	\$ 50

COMMUNITY ROOM USE

1 Refundable Deposit	\$ -				\$ 50
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ABANDON VEHICLES

2 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

Please Note: This Resident Schedule of Charges is not all inclusive. Residents will be charged for the cost of materials plus labor for items not listed on the Resident Schedule of Charges that require repair and/or replacement of AHA property where there is abuse, neglect and/or damages caused by residents or their guests.