

AMSTERDAM HOUSING AUTHORITY

For NAS, Garden, & RDC Apartments Only

Estimated Tenant Charges

Effective April 2025

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)

SCREEN REPLACEMENT

- 1 Window Screens (new)
- 2 Screen Repair (repair only)

Current Charges	Maintenance Charges for 2025			
	Materials	Labor Hrs	Labor Costs (during work hours)	Updated Charges

\$ 60	\$ 40.00	0.50	\$ 40.00	\$ 80
\$ 35	\$ 5.00	0.75	\$ 40.00	\$ 45

WINDOW SHADES

- 3 All other Window Shades
- 4 Missing/Damaged Curtain rod (per window)
- 5 Window Latch
- 7 Replace Blinds (per window)
- 8 Damaged Window Sash Lip

\$ 30	\$ 15.00	0.50	\$ 40.00	\$ 55
\$ 25	\$ 20.00	0.25	\$ 40.00	\$ 60
\$ 20	\$ 10.00	0.25	\$ 40.00	\$ 50
\$ 75	\$ 35.00	0.50	\$ 40.00	\$ 75
\$ 170	\$ 150.00	0.5	\$ 40.00	\$ 190

KITCHENS

- 9 Kitchen Light Cover
- 10 Under Cabinet Light Cover
- 11 Range Hood - Lens cover
- 12 Cracked Glass Top
- 13 Knobs for Stove (package)
- 14 Oven Racks - each
- 15 Range Hood - new
- 16 Range Hood - Vent screen
- 17 Refrigerator - Rack Glass
- 18 Refrigerator - Crisper Drawers
- 19 Refrigerator - Door Handle
- 20 Refrigerator - Door Gasket
- 21 Refrigerator - Door rack
- 22 Freezer Door Gasket
- 23 Ice Cube Trays - each
- 24 Kitchen Faucet Complete
- 25 Kitchen Faucet swing spout
- 26 Kitchen Faucet Handle
- 27 Kitchen Cabinet Drawer Repair
- 28 Kitchen Cabinet Door Repair
- 29 Kitchen Cabinet Drawer New
- 30 Kitchen Cabinet Door New
- 31 Basin Strainer for Sink (**Basket only**)
- 32 Complete Basin/Strainer for Sink
- 33 Countertop replacement (**Lineal foot**)

\$ 55	\$ 45.00	0.25	\$ 40.00	\$ 85
\$ 30	\$ 20.00	0.25	\$ 40.00	\$ 60
\$ 55	\$ 45.00	0.25	\$ 40.00	\$ 85
\$ 768	\$ 758.00	0.25	\$ 40.00	\$ 798
\$ 40	\$ 30.00	0.25	\$ 40.00	\$ 70
\$ 65	\$ 45.00	0.50	\$ 40.00	\$ 85
\$ 435	\$ 100.00	1.50	\$ 40.00	\$ 140
\$ 55	\$ 50.00	0.25	\$ 40.00	\$ 90
\$ 40	\$ 92.00	0.25	\$ 40.00	\$ 132
\$ 85	\$ 75.00	0.25	\$ 40.00	\$ 115
\$ 121	\$ 45.00	0.50	\$ 40.00	\$ 85
\$ 130	\$ 90.00	1.00	\$ 40.00	\$ 130
\$ -	\$ 35.00	0.25	\$ 40.00	\$ 75
\$ 130	\$ 90.00	1.00	\$ 40.00	\$ 130
\$ 15	\$ 5.00	0.25	\$ 40.00	\$ 45
\$ 129	\$ 89.00	1.00	\$ 40.00	\$ 129
\$ 50	\$ 30.00	0.50	\$ 40.00	\$ 70
\$ 40	\$ 20.00	0.50	\$ 40.00	\$ 60
\$ 50	\$ 10.00	1.00	\$ 40.00	\$ 50
\$ 45	\$ 5.00	1.00	\$ 40.00	\$ 45
\$ 115	\$ 100.00	1.00	\$ 40.00	\$ 140
\$ 150	\$ 125.00	1.00	\$ 40.00	\$ 165
\$ 13	\$ 6.00	0.25	\$ 40.00	\$ 46
\$ 40	\$ 20.00	0.50	\$ 40.00	\$ 60
\$ 80	\$ 70.00	0.50	\$ 40.00	\$ 110

BATHROOMS

- 34 Shower Rod

\$ 47	\$ 27.00	0.50	\$ 40.00	\$ 67
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- 35 Shower Arm
- 36 Shower Head
- 37 Tub/Shower Diverter Spout
- 38 Tub Stoppers
- 39 Bathroom Light fixture
- 40 Toilet Tank (Cover only)
- 41 Toilet Tank Complete (Tank & Cover)
- 42 Toilet Complete (elongated)
- 43 Toilet Complete (regular)
- 44 Toilet Base
- 45 Toilet Seat (round)
- 46 Toilet Seat (elongated)
- 47 Toilet Flush Valve Cartridge
- 48 Toilet Lower Supply Kit
- 49 Toilet Upper Supply Kit
- 50 Toilet Flush Meter
- 51 Toilet Handles
- 52 Soap Dish
- 53 Towel Bar 24"
- 54 Toilet Tissue Holder

\$ 38	\$ 18.00	0.50	\$ 40.00	\$ 58
\$ 65	\$ 59.00	0.50	\$ 40.00	\$ 99
\$ 53	\$ 40.00	0.50	\$ 40.00	\$ 80
\$ 17	\$ 7.00	0.25	\$ 40.00	\$ 47
\$ 45	\$ 30.00	0.50	\$ 40.00	\$ 70
\$ 47	\$ 40.00	0.50	\$ 40.00	\$ 80
\$ 221	\$ 170.00	1.25	\$ 40.00	\$ 210
\$ 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	\$ 40.00	\$ 65
\$ 47	\$ 27.00	0.50	\$ 40.00	\$ 67
\$ 29	\$ 20.00	0.50	\$ 40.00	\$ 60
\$ 50	\$ 30.00	0.50	\$ 40.00	\$ 70
\$ 28	\$ 8.00	0.50	\$ 40.00	\$ 48
\$ 110	\$ 90.00	0.50	\$ 40.00	\$ 130
\$ 30	\$ 10.00	0.50	\$ 40.00	\$ 50
\$ 31	\$ 11.00	0.50	\$ 40.00	\$ 51
\$ 34	\$ 14.00	0.50	\$ 40.00	\$ 54
\$ 25	\$ 5.00	0.50	\$ 40.00	\$ 45

Maintenance Charges for 2025

- 55 Toilet Tissue Holder
- 56 Complete Medicine Cabinet
- 57 Bathroom Faucet
- 58 Shelves for Medicine Cabinet (each)
- 59 Glass Holders
- 60 Bath Vanity Cabinet
- 61 Bath Vanity Sink Top
- 62 Bathroom Sink
- 63 Washing Walls or Floors (**per room**)
- 64 Vacuuming Floors (per room)
- 65 Removing Contact Paper-during repainting (**per room**)
- 66 Additional Cleaning for Units with Smoke Residue (**per room**)
- 67 Cleaning Kitchen Range
- 68 Clean Kitchen Range Hood
- 69 Cleaning Refrigerator
- 70 Cleaning Tub/shower
- 71 Cleaning Toilet
- 72 Removal of Stickers from Refrigerator (per hour)
- 73 Cleaning of Kitchen Cabinets (per hour)
- 74 Removing Trash, Rubbish, & Debris (per - 50 gal. bag)
- 75 Load to dump (per pick-up truck load)
- 76 5 yard dumpster
- 77 10 yard dumpster
- 78 15 yard dumpster
- 79 Removal of Furniture, Appliances, Tires (**per piece**)
- 80 Repairing Walls, Re-plastering, Patching (**per hour**)
- 81 Failure to prepare for Exterminating (Roaches & Bedbugs) (per apt.)

Current Charges	Materials	Labor Hrs	Labor Costs (during work hours)	Updated Charges
\$11	\$ 10.00	0.25	\$ 40.00	\$ 20
\$93	\$ 53.00	1.00	\$ 40.00	\$ 93
\$110	\$ 70.00	1.00	\$ 40.00	\$ 110
\$18	\$ 20.00	0.25	\$ 40.00	\$ 30
\$18	\$ 8.00	0.25	\$ 40.00	\$ 18
\$235	\$ 225.00	1.00	\$ 40.00	\$ 265
\$0	\$ 80.00	1.00	\$ 40.00	\$ 120
\$180	\$ 185.00	1.50	\$ 40.00	\$ 245
\$85	\$ 10.00	2.00	\$ 40.00	\$ 90
\$40		0.50	\$ 40.00	\$ 20
\$85	\$ 5.00	2.00	\$ 40.00	\$ 85
\$182	\$ 269.00	4.00	\$ 40.00	\$ 429
\$85	\$ 25.00	1.50	\$ 40.00	\$ 85
\$55	\$ 15.00	1.00	\$ 40.00	\$ 55
\$70	\$ 25.00	1.50	\$ 40.00	\$ 85
\$35	\$ 6.00	1.00	\$ 40.00	\$ 46
\$30	\$ 10.00	0.50	\$ 40.00	\$ 30
\$42	\$ 6.00	1.00	\$ 40.00	\$ 46
\$45	\$ 5.00	1.00	\$ 40.00	\$ 45
\$20	\$ 10.00	0.50	\$ 40.00	\$ 30
\$95	\$ 35.00	3.00	\$ 40.00	\$ 155
\$205	\$ 125.00	2.00	\$ 40.00	\$ 205
\$390	\$ 290.00	2.50	\$ 40.00	\$ 390
\$510	\$ 390.00	3.00	\$ 40.00	\$ 510
\$27	\$ 7.00	0.50	\$ 40.00	\$ 27
\$50	\$ 25.00	1.00	\$ 40.00	\$ 65
\$195	\$ 75.00	3.00	\$ 40.00	\$ 195

OTHER MISCELLANEOUS CHARGES

- 82 Missing or tampering with Smoke Detector
- 83 Smoke Detector ADA Strobe
- 84 Heat Detector
- 85 Fire Detector Speakers
- 86 Carbon Monoxide Detector
- 87 Doors Replacement-Bedroom, Bathroom, & Closet

\$160	\$ 80.00	2.00	\$ 40.00	\$ 160
\$160	\$ 80.00	2.00	\$ 40.00	\$ 160
\$68	\$ 38.00	0.75	\$ 40.00	\$ 68
\$130	\$ 50.00	2.00	\$ 40.00	\$ 130
\$65	\$ 57.00	0.50	\$ 40.00	\$ 77
\$289	\$ 189.00	1.00	\$ 40.00	\$ 229

88	Replace Privacy Door lever (NAS)	\$35	\$ 125.00	0.50	\$ 40.00	\$ 145
	Replace Privacy Door knob	\$35	\$ 25.00	0.25	\$ 40.00	\$ 35
	Damaged Door/Window Casing		\$ 40.00	0.50	\$ 40.00	\$ 60
	Missing or tampering with Thermostat		\$ 99.00	0.25	\$ 40.00	\$ 109
89	Thermostat Replacement - complete	\$95	\$ 99.00	0.50	\$ 40.00	\$ 119
90	Switch/Receptacle (each)	\$35	\$ 5.00	0.50	\$ 40.00	\$ 25
91	Switch/Receptacle Plate (each)	\$9	\$ 1.50	0.18	\$ 40.00	\$ 9
	Replace GFCI		\$ 26.00	0.50	\$ 40.00	\$ 46
92	Closet Rods	\$45	\$ 30.00	0.50	\$ 40.00	\$ 50
93	LED Bulbs (for missing/vandalized ea.)	\$18	\$ 5.00	0.25	\$ 40.00	\$ 15
	LED Light Fixture Replacement		\$ 45.00	0.25	\$ 40.00	\$ 55
94	Safe-T-Element Electric Stove Burners	\$61	\$ 65.00	0.50	\$ 40.00	\$ 105
	Dent/damage baseboard heater	\$120	\$ 100.00	0.50	\$ 40.00	\$ 140
	Damaged Flooring -LVP per sq. ft	\$24	\$ 5.00	0.50	\$ 40.00	\$ 45
	Damaged Flooring -Carpet per sq. ft.	\$21	\$ 2.00	0.50	\$ 40.00	\$ 42

UNPLUG SINKS, TOILETS

If problem caused by Tenant						
95	During business hours (per hour charge)	\$40	\$ -	0.50	\$ 40.00	\$ 20
96	After business hours (per hour charge)	\$80	\$ -	2.00	\$ 60.00	\$ 60
97	Water Jetting Services (due to tenant caused clog)	\$680				\$ 680

PAINTING CHARGES

97	Painting-Living Room, Bedroom, Halls (per room)	\$308	\$ 134.00	6.00	\$ 100.00	\$ 234
98	Painting-Bathroom/Kitchen	\$140	\$ 25.00	3.00	\$ 100.00	\$ 125
99	Painting-Full Unit	\$725			\$ -	\$ 725
100	Patching Hole in Wall (per hour)	\$65	\$ 20.00	1.00	\$ 40.00	\$ 60
112	Paint Touch-Ups per sq ft.	\$20	\$ 10.00	0.25	\$ 40.00	\$ 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 2025				
Current Charges	Materials	Labor Hrs	Labor Costs (during work hours)	Updated Charges

ADMINISTRATIVE CHARGES

101	3 or 14 Day Notice Processing Fee	\$75		\$ 75
102	3 or 14 Day Notice Processing Fee	\$90	2nd consecutive month	\$ 90
103	3 or 14 Day Notice Processing Fee	\$115	3rd consecutive month	\$ 115
104	Bounced Personal Check Processing Fee	\$70		\$ 70
105	Court Fee	actual		actual
106	Parking Identification Tag Fee Per Vehicle - Annual (fee waived if registered up to 12 months)	\$12		\$ 12
107	Blatant Littering - Clean-up Fee	\$30	Multi-family units only	\$ 30

REPLACEMENT OF KEYS - Must be ordered from the Office:

108	Apartment Keys	\$25	\$ 15.00	0.25	\$ 10.00	\$ 25
109	Changing of complete lock system (Per entry doors each)	\$70	\$ 60.00	0.25	\$ 10.00	\$ 70
110	Changing of complete lock system (Mailbox)	\$65	\$ 25.00	1.00	\$ 40.00	\$ 65
111	Lost Fob	\$60	\$ 20.00	1.00	\$ 40.00	\$ 60
112	Mailbox Key (each)	\$25	\$ 5.00	0.50	\$ 20.00	\$ 25

LOCKOUTS

113	After two times during work hours (By AHA Staff)	\$ 14	\$ -	0.25	\$ 60.00	\$ 15
114	Evenings, Weekends, & Holidays	\$ 40	\$ -	1.00	\$ 40.00	\$ 40

EXTRA CHARGES:

115	Cable Television	\$ 35.00	per month charge	\$ 35
116	Cable Television (disconnect/reconnect charge)	\$ -	per month charge	\$ 40
117	Note; There will be a \$25.00 charge for installation or removal of any window air conditioner following mass install.			\$ 25

119	Manipulating your Thermostate with ice, wet towel or freezer	\$	-	<i>per occurrence</i>				\$	125
120	Damaged/Missing Cable box or Wifi modem	\$	-					\$	97
133	Grafitti (CHALK OR PAINT) Removal	\$	55.00		\$	15.00	1.00	\$	40.00
134	Missing Fire Extingisher	\$	50.00		\$	30.00	0.50	\$	20.00

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.