

2025 MAINTENANCE CHARGES

EFFECTIVE January 1, 2026

RESOLUTION NO. 872

Adopted: August 12, 2025

RESOLUTION TO AMEND THE POLK COUNTY HOUSING AUTHORITY'S MAINTENANCE CHARGES

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE POLK COUNTY HOUSING AUTHORITY THAT THE MAINTENANCE CHARGES BE AMENDED AS FOLLOWS:

IT IS THE RESIDENT'S RESPONSIBILITY TO KEEP THEIR APARTMENT, GROUNDS AND PARKING SPACE CLEAN. ROACH AND FLEA INFESTATION WILL BE HANDLED BY THE HOUSING AUTHORITY. RESIDENTS ARE RESPONSIBLE FOR REPORTING ANY INFESTATIONS IMMEDIATELY. PROBLEMS WITH ANTS, SPIDERS, MICE, ETC. THAT ARE COMMON TO ANY HOUSEHOLD SHOULD BE TAKEN CARE OF BY THE RESIDENT AS THEY WOULD BE EXPECTED TO DO AT ANY RENTAL PROPERTY.

DOORS AND LOCKS

1. ENTIRE EXTERIOR DOOR	\$500.00
2. ENTIRE SCREEN DOOR AND HARDWARE	\$275.00
3. ENTIRE INTERIOR DOOR	\$100
4. STORM DOOR-UPPER PANEL	\$75.00 PLUS COST OF GLASS REPLACEMENT
5. STORM DOOR -SCREENED SECTION	\$75.00
6. STORM DOOR CLOSER	\$25.00
7. STORM DOOR HANDLE	\$25.00
8. DOOR STOP	\$2.00
9. CHANGE DEADBOLT PER RESIDENT'S REQUEST	\$40.00
10. DEADBOLT LATCH	\$15.00
11. REMOVE DEBRIS FROM LOCK	\$15.00
12. INTERIOR DOOR KNOB	\$25.00
13. REPLACE DOOR JAMB	\$15.00
14. UNLISTED REPAIRS	COST OF PARTS PLUS MAINTENANCE LABOR TIME

KEYS

1. REPLACE LOST KEY/ADDITIONAL KEY	\$5.00
2. LOCKOUT AFTER HOURS	\$50.00
3. FAILURE TO RETURN ISSUED KEY	\$20.00
4. WATER KEY	\$10.00

WINDOWS AND SCREENS

1. LARGE SCREEN	\$50.00
2. MEDIUM SCREEN	\$40.00
3. SMALL SCREEN	\$30.00
4. WINDOWPANES	ACTUAL COST OF WINDOW GLASS PLUS LABOR COST
5. LARGE MINI BLINDS	\$22.00
6. SMALL MINI BLINDS	\$13.00

APPLIANCES

1. REFRIGERATOR COMPRESSOR	\$300.00
2. REFRIGERATOR SHELF	\$32.00
3. CRISPER COVER	\$75.00
4. CRISPER DRAWER	\$90.00
5. Refrigerator Gasket for Fresh Food section	\$85.00
6. Refrigerator Gasket for Freezer	\$60.00
7. ENTIRE REFRIGERATOR WILL BE PRORATED ACCORDING TO DEPRECIATION SCHEDULE	
8. BURNER KNOB	\$15.00
9. OVEN KNOB	\$15.00
10. BURNER GRILL	\$25.00
11. APPLIANCE CLEANING IF REQUIRED DURING A MOVEOUT	
a. REFRIGERATOR	\$35.00
b. STOVE	\$35.00
12. ENTIRE RANGE- WILL BE PRORATED ACCORDING TO DEPRECIATION SCHEDULE	
13. VENT-A-HOOD	\$125.00

PLUMBING

1. UNSTOP DRAIN W/AUGER OR SEWER MACHINE	\$60.00
2. UNSTOP DRAIN W/PLUNGER	\$15.00
3. UNSTOP DRAIN TRAP	\$15.00
4. BATHROOM SINK	ACTUAL COST OF SINK PLUS LABOR COSTS
5. TOILET-REGULAR	\$150.00
6. TOILET-ELONGATED	\$275.00
7. SHOWER HEAD	\$20.00
8. OUTSIDE WATER FAUCET	\$35.00
9. FAUCET HANDLES	\$15.00
10. KITCHEN SINK	ACTUAL COST OF SINK PLUS LABOR COSTS
11. HOT OR COLD STEM	\$12.00
12. BACKFLOW PREVENTER	\$25.00
13. REPLACE KITCHEN FAUCET	\$85.00
14. FLUSH HANDLE	\$15.00
15. KITCHEN SPRAY W/Q DC HOSE	\$55.00

ELECTRICAL

1. BATTERY FOR SMOKE DETECTOR	\$3.00
2. RECEPTACLE COVER	\$1.00
3. HEAT LAMP	\$5.00
4. GFI RECEPTACLE	\$22.00
5. GLOBE/LIGHT SHADE	ACTUAL COST
6. 911 LIGHT BULB	\$5.50
7. OUTLET/SWITCH	\$2.50
8. SWITCH PLATE	\$1.00
9. LIGHT BULB	\$3.00
10. LIGHT FIXTURE	ACTUAL COST
11. LIGHT BULB-FLOURESCENT	\$7.00
12. CEILING FAN GLOBES	\$5.00

MISCELLANEOUS

1. REMOVAL OF CO DETECTOR	\$50.00
2. TAMPERING-CO DETECTOR	\$25.00
3. TAMPERING-SMOKE ALARM	\$25.00
4. CO2/SMOKE ALARM COMBINATION	\$60.00

5. MAILBOX	\$25.00
6. CURTAIN ROD (SHORT)	\$5.00
7. CURTAIN ROD (LONG)	\$8.00
8. TOILET SEAT	\$15.00
9. DRYER VENT	\$25.00
10. ICEMAKER	\$80.00
11. TOILET PAPER HOLDER	\$5.00
12. ELONGATED TOILET SEAT	\$17.00
13. KITCHEN SPRAYER	\$20.00
14. HEAT/AIR THERMOSTAT	\$80.00
15. SHOWER ROD	\$35.00
16. CLOSET HANGER BAR	\$10.00
17. TOWEL BARS	\$10.00
18. AUTO OUT FIRE STOP	\$50.00 pair

PAINTING

1. PAINTING 3 BEDROOM	\$100.00
2. PAINTING 2 BEDROOM	\$75.00
3. PAINTING 1 BEDROOM	\$50.00
4. PAINT PER GALLON	\$25.00
5. 1 YEAR	4/5 OF COST
6. 2 YEAR	3/5 OF COST
7. 3 YEAR	2/5 OF COST
8. 4 YEAR	1/5 OF COST
9. PER ROOM INTERIOR WALLS	\$25.00

LAWN CARE AND TRASH

1. TRASH PICKUP FROM YARD	\$30.00
2. MOWING AND WEEDEATING GRASS	\$50.00
3. HAUL TRASH TO DUMP	\$30.00 PER LOAD OR ACTUAL COST IF MORE THAN \$30.00
4. REMOVAL AND TRANSPORT OF ITEMS OF VALUE LEFT AT MOVE-OUT	\$30.00 PER LOAD OR ACTUAL COST IF MORE THAN \$30.00
5. STORAGE FEE MAX \$30 DEPENDING ON DAYS STORED (\$1 PER DAY)	

LABOR

1. UNFOUNDED WORK ORDER-FAILURE TO CANCEL \$20.00
2. REPAIR CABINET DRAWER OR DOOR ACTUAL COST OF LABOR AND MATERIALS
3. MAINTENANCE LABOR \$25.00 PER HOUR
4. NON-EMERGENCY SERVICE CALL AFTER OFFICE HOURS \$50.00
5. ANY WORK ITEM OR LABOR NOT SPECIFICALLY NAMED IN THIS CHARGE LIST WILL BE CHARGED ACTUAL COST OF LABOR PLUS PARTS