

AMSTERDAM HOUSING AUTHORITY

All Developments

Estimated Tenant Charges

Effective May 2026

Labor Rate

*Charges for repairs and replacement not listed will be based on cost of materials and labor involved. BILLABLE LABOR RATE = \$42.00 per hour
(Increase by 3% from the current year)*

Maintenance Charges for 2026			
Materials	Labor Hrs	Labor Costs (during work hours)	Updated Charges

SCREEN REPLACEMENT

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

\$ 40.00	0.50	\$ 21.00	\$ 61
\$ 5.00	0.75	\$ 31.50	\$ 37

WINDOW SHADES

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

\$ 15.00	0.50	\$ 21.00	\$ 36
\$ 20.00	0.25	\$ 10.50	\$ 31
\$ 10.00	0.25	\$ 10.50	\$ 21
\$ 35.00	0.50	\$ 21.00	\$ 56
\$ 150.00	0.5	\$ 21.00	\$ 171

KITCHENS

- 8 Kitchen Light Cover
- 9 Under Cabinet Light Cover
- 10 Range Hood - Lens cover
- 11 Cracked Glass Top
- 12 Knobs for Stove (package)
- 13 Oven Racks - each
- 14 Range Hood - new
- 15 Range Hood - Vent filter
- 16 Refrigerator - Rack Glass
- 17 Refrigerator - Crisper Drawers
- 18 Refrigerator - Door Handle
- 19 Refrigerator - Door Gasket
- 20 Refrigerator - Door rack
- 21 Freezer Door Gasket
- 22 Ice Cube Trays - each
- 23 Kitchen Faucet Complete
- 24 Kitchen Faucet swing spout
- 25 Kitchen Faucet Handle
- 26 Kitchen Cabinet Drawer Repair
- 27 Kitchen Cabinet Door Repair

\$ 45.00	0.25	\$ 10.50	\$ 56
\$ 20.00	0.25	\$ 10.50	\$ 31
\$ 45.00	0.25	\$ 10.50	\$ 56
\$ 629.00	0.25	\$ 10.50	\$ 640
\$ 30.00	0.25	\$ 10.50	\$ 41
\$ 45.00	0.50	\$ 21.00	\$ 66
\$ 125.00	1.50	\$ 63.00	\$ 188
\$ 50.00	0.25	\$ 10.50	\$ 61
\$ 92.00	0.25	\$ 10.50	\$ 103
\$ 75.00	0.25	\$ 10.50	\$ 86
\$ 45.00	0.50	\$ 21.00	\$ 66
\$ 90.00	1.00	\$ 42.00	\$ 132
\$ 40.00	0.25	\$ 10.50	\$ 51
\$ 90.00	1.00	\$ 42.00	\$ 132
\$ 5.00	0.25	\$ 10.50	\$ 16
\$ 89.00	1.00	\$ 42.00	\$ 131
\$ 30.00	0.50	\$ 21.00	\$ 51
\$ 20.00	0.50	\$ 21.00	\$ 41
\$ 10.00	1.00	\$ 42.00	\$ 52
\$ 5.00	1.00	\$ 42.00	\$ 47

- 28 Kitchen Cabinet Drawer New
- 29 Kitchen Cabinet Door New
- 30 Basin Strainer for Sink **(Basket only)**
- 31 Complete Basin/Strainer for Sink
- 32 Countertop replacement **(Lineal foot)**

\$ 100.00	1.00	\$ 42.00	\$ 142
\$ 125.00	1.00	\$ 42.00	\$ 167
\$ 7.00	0.25	\$ 10.50	\$ 18
\$ 21.00	0.50	\$ 21.00	\$ 42
\$ 70.00	0.50	\$ 21.00	\$ 91

BATHROOMS

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

\$ 27.00	0.50	\$ 21.00	\$ 48
\$ 18.00	0.50	\$ 21.00	\$ 39
\$ 59.00	0.50	\$ 21.00	\$ 80
\$ 40.00	0.50	\$ 21.00	\$ 61
\$ 7.00	0.25	\$ 10.50	\$ 18
\$ 30.00	0.50	\$ 21.00	\$ 51
\$ 100.00	0.50	\$ 21.00	\$ 121
\$ 170.00	1.25	\$ 52.50	\$ 223
\$ 360.00	1.00	\$ 42.00	\$ 402
\$ 275.00	1.00	\$ 42.00	\$ 317
\$ 131.00	1.00	\$ 42.00	\$ 173
\$ 30.00	0.25	\$ 10.50	\$ 41
\$ 35.00	0.25	\$ 10.50	\$ 46
\$ 20.00	0.50	\$ 21.00	\$ 41
\$ 30.00	0.50	\$ 21.00	\$ 51
\$ 8.00	0.50	\$ 21.00	\$ 29
\$ 90.00	0.50	\$ 21.00	\$ 111
\$ 10.00	0.50	\$ 21.00	\$ 31
\$ 11.00	0.50	\$ 21.00	\$ 32
\$ 16.00	0.50	\$ 21.00	\$ 37
\$ 5.00	0.50	\$ 21.00	\$ 26

Maintenance Charges for 2026

- 54 Toilet Tissue Holder
- 55 Complete Medicine Cabinet
- 56 Bathroom Faucet
- 57 Shelves for Medicine Cabinet (each)
- 58 Glass Holders
- 59 Bath Vanity Cabinet
- 60 Bath Vanity Sink Top
- 61 Bathroom Sink
- 62 Washing Walls or Floors **(per room)**
- 63 Vacuuming Floors (per room)
- 64 Removing Contact Paper-during repainting **(per room)**
- 65 Additional Cleaning for Units with Smoke Residue **(per room)**
- 66 Cleaning Kitchen Range
- 67 Replace Damaged Rangehood
- 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)

Materials	Labor Hrs	Labor Costs (during work hours)	Updated Charges
\$ 12.00	0.25	\$ 10.50	\$ 23
\$ 70.00	1.00	\$ 42.00	\$ 112
\$ 70.00	1.00	\$ 42.00	\$ 112
\$ 20.00	0.25	\$ 10.50	\$ 31
\$ 8.00	0.25	\$ 10.50	\$ 19
\$ 288.00	1.00	\$ 42.00	\$ 330
\$ 150.00	1.00	\$ 42.00	\$ 192
\$ 185.00	1.50	\$ 63.00	\$ 248
\$ 10.00	2.00	\$ 84.00	\$ 94
	0.50	\$ 21.00	\$ 21
\$ 5.00	2.00	\$ 84.00	\$ 89
\$ 269.00	4.00	\$ 168.00	\$ 437
\$ 25.00	1.50	\$ 63.00	\$ 88
\$ 125.00	1.00	\$ 42.00	\$ 167
\$ 15.00	1.00	\$ 42.00	\$ 57
\$ 25.00	1.50	\$ 63.00	\$ 88
\$ 6.00	1.00	\$ 42.00	\$ 48
\$ 10.00	0.50	\$ 21.00	\$ 31
\$ 6.00	1.00	\$ 42.00	\$ 48
\$ 5.00	1.00	\$ 42.00	\$ 47

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.)

\$	10.00	0.50	\$	21.00	\$	31
\$	35.00	3.00	\$	126.00	\$	161
\$	135.00	2.00	\$	84.00	\$	219
\$	290.00	2.50	\$	105.00	\$	395
\$	390.00	3.00	\$	126.00	\$	516
\$	7.00	0.50	\$	21.00	\$	28
\$	25.00	1.00	\$	42.00	\$	67
\$	75.00	3.00	\$	126.00	\$	201

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
88	Replace Privacy Door lever (NAS)
89	Replace Privacy Door knob
90	Damaged Door/Window Casing
91	Missing or tampering with Thermostat
92	Thermostat Replacement - complete
93	Switch/Receptacle (each)
94	Switch/Receptacle Plate (each)
95	Replace GFCI
96	Closet Rods
97	LED Bulbs (for missing/vandalized ea.)
98	LED Light Fixture Replacement
99	Safe-T-Element Electric Stove Burners
100	Dent/damage baseboard heater
101	Damaged Flooring -LVP per sq. ft
102	Damaged Flooring -Carpet per sq. ft.

\$	80.00	2.00	\$	84.00	\$	164
\$	80.00	2.00	\$	84.00	\$	164
\$	30.00	0.50	\$	21.00	\$	51
\$	50.00	2.00	\$	84.00	\$	134
\$	57.00	0.50	\$	21.00	\$	78
\$	189.00	1.00	\$	42.00	\$	231
\$	125.00	0.50	\$	21.00	\$	146
\$	30.00	0.25	\$	10.50	\$	41
\$	40.00	0.50	\$	21.00	\$	61
\$	99.00	0.25	\$	10.50	\$	110
\$	99.00	0.50	\$	21.00	\$	120
\$	5.00	0.50	\$	21.00	\$	26
\$	1.50	0.18	\$	7.56	\$	9
\$	26.00	0.50	\$	21.00	\$	47
\$	30.00	0.50	\$	21.00	\$	51
\$	5.00	0.25	\$	10.50	\$	16
\$	45.00	0.25	\$	10.50	\$	56
\$	65.00	0.50	\$	21.00	\$	86
\$	100.00	0.50	\$	21.00	\$	121
\$	5.00	0.50	\$	21.00	\$	26
\$	2.00	0.50	\$	21.00	\$	23

UNPLUG SINKS, TOILETS

If problem caused by Tenant

103	During business hours (per hour charge)
104	After business hours (per hour charge)
105	Water Jetting Services (due to tenant caused clog)

\$	-	0.50	\$	21.00	\$	21
\$	-	2.00	\$	84.00	\$	84
\$	680.00		\$	-	\$	680

PAINTING CHARGES

106	Painting-Living Room, Bedroom, Halls (per room)
107	Painting-Bathroom/Kitchen
108	Painting-Full Unit
109	Patching Hole in Wall (per hour)
110	Paint Touch-Ups per sq ft.

\$	134.00	6.00	\$	252.00	\$	386
\$	25.00	3.00	\$	126.00	\$	151
\$	725.00		\$	-	\$	725
\$	20.00	1.00	\$	42.00	\$	62
\$	18.00	0.25	\$	10.50	\$	29

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 2026

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

111	3 or 14 Day Notice Processing Fee		\$ 15.00	0.50	\$ 21.00	\$ 36
112	3 or 14 Day Notice Processing Fee	<i>2nd consecutive month</i>	\$ 20.00	1.00	\$ 42.00	\$ 62
113	3 or 14 Day Notice Processing Fee	<i>3rd consecutive month</i>	\$ 30.00	1.00	\$ 42.00	\$ 72
114	Bounced Personal Check Processing Fee		\$ -	0.50	\$ 21.00	\$ 21
115	Court Fee		\$ 137	0.00	\$ -	\$ 137
116	Parking Identification Tag Fee Per Vehicle - Annual (fee waived if registered upon move-in)		\$ 1.00	0.50	\$ 21.00	\$ 22
117	Blatant Littering - Clean-up Fee	<i>Multi-family units only</i>	\$ -	0.50	21	\$ 21

REPLACEMENT OF KEYS - Must be ordered from the Office:

118	Apartment Keys		\$ 15.00	0.25	\$ 10.50	\$ 26
119	Changing of complete lock system (Per entry doors each)		\$ 65.00	0.25	\$ 10.50	\$ 76
120	Changing of complete lock system (Mailbox)		\$ 25.00	0.50	\$ 21.00	\$ 46
121	Lost Fob (2nd)		\$ 25.00		\$ -	\$ 25
122	Lost Fob (3rd)		\$ 60.00		\$ -	\$ 60
123	Mailbox Key (each)		\$ 5.00	0.50	\$ 21.00	\$ 26

LOCKOUTS

124	After two times during work hours (By AHA Staff)		\$ -	0.25	\$ 10.50	\$ 11
125	Evenings, Weekends, & Holidays		\$ -	2.00	\$ 84.00	\$ 84

EXTRA CHARGES:

126	<i>Note: There will be a \$25.00 charge for installation or removal of any window air conditioner following mass install.</i>		\$ -	\$ 0.60	\$ 25.20	\$ 25
128	Manipulating your Thermostate with ice, wet towel or freezer		\$ 125.00	<i>per occurrence</i>		\$ 125
129	Graffiti (CHALK OR PAINT) Removal		\$ 25.00	2.00	\$ 84.00	\$ 109
130	Missing Fire Extingisher		\$ 35.00	0.50	\$ 21.00	\$ 56

COMMUNITY ROOM USE

131	Refundable Deposit (with prior approval and signed agreement)		\$ 50.00	0.00	\$ -	\$ 50
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ABANDON VEHICLES

132 Removal of abandon vehicles

150% of Actual Cost

After hours call-in will carry a 2.0 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.