

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

Maintenance: (530) 895-4474 or (800) 564-2999

**STANDARD CHARGES TO RESIDENTS FOR
CLEANING, REPAIR, REPLACEMENT AND MISCELLANEOUS CHARGES**

(Approved by Board Resolution No.4830 August 19, 2021)

Effective October 1, 2021

NOTE: All labor between 7:30 a.m. and 4:30 p.m. Monday through Friday will be charged at the rate of \$61.44 per hour. All after hours' labor will be charged at the rate of \$80.64 per hour. Charges are for tenant caused damages. Labor rates are based upon individual item replacement; labor charge for multiple items replaced on a single work order may be lower.

The HACB will also contract the services of local businesses in regards to maintenance, apartment cleaning, carpet cleaning, and routine and non-routine repairs, to perform various tenant caused damages beyond ordinary wear and tear. The maintenance charges will be based on the actual cost for labor and materials by the third (3rd) party contractor, plus the time accrued by the HACB Maintenance Staff.

The charges listed are subject to change in cases where the actual costs to the HACB have been changed by the vendor.

BATHROOM Replacement of:

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| Complete toilet replacement | \$214.00 + 2 hrs labor or see invoice |
| Toilet tank lid | \$56.00+ .50 hr labor or see invoice |
| Toilet seat | \$37.50 + .75 hr labor |
| Toilet paper dispenser | \$4.00 + .50 hr labor |
| Toilet paper roller | \$2.00 + .50 hr labor |
| Towel bar 24" (bar & brackets) | \$6.00 + .75 hr labor |
| Towel bar only | \$3.00 + .50 hr labor |
| Medicine cabinet | \$64.00 + 1 hr labor or see invoice |
| Shower curtain rod | \$11.00 + .50 hr labor |
| Fixed Shower Head | \$8.00 + .50 hr labor |
| Hand Held Shower Head | \$24.00 + .75 hr labor |
| Slide Rail Shower System (ADA Units) | \$87.00 + 1 hrs labor or see invoice |
| Rubber Tub/Sink Stoppers | \$1.00 + .50 hr labor |
| Pop-up Sink Stoppers | \$2.00 + .75 hr labor |
| Faucet Aerator | \$1.50 + .50 hr labor |

KITCHEN Replacement of:

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| Bread board | \$17.00 + .25 hr labor |
| Refrigerator door gasket | see invoice + 2 hrs labor |
| Fresh food bin | see invoice + .50 hr labor |
| Crisper top | see invoice + .50 hr labor |
| Freezer door bar | see invoice + .50 hr labor |
| Freezer door end caps | see invoice + .50 hr labor |
| Fresh food door bar | see invoice + .50 hr labor |
| Fresh food end caps | see invoice + .50 hr labor |
| Stove hood filter | \$4.00 + .50 hr labor |
| Oven rack | see invoice + .50 hr labor |
| GFCI (Ground Fault Circuit Interrupters) | \$18.35 + labor |
| Sink Strainer Baskets (Lug or Rubber-bottom) | \$2.00 + .50 hr. labor |
| Faucet Aerator | \$1.50 + .50 hr labor |

DOORS, WINDOWS AND SCREENS Replacement of:

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| Door – exterior (solid core) | see invoice + 2.5 hrs labor |
| Door – interior (hollow core) | \$44.00 + 2.5 hrs labor |
| Door – Screen Door | \$114.00 + 1.5 hrs labor or see invoice |
| Door – Screen Door Screen | \$30.00 + 1 hr labor or see invoice |
| Door stop | \$1.00 each + .50 hr labor |
| Window glass | see invoice + 1 hr labor (board up window) |
| Window screen only | \$15.00 + .50 hr labor or see invoice |
| Window screen plus frame | \$25.00 + .50 hr labor or see invoice |
| Front door viewer | \$7.00 + .50 hr labor |
| Mini blind | see invoice + .50 hr labor per blind |
| Mini blind wands | \$1.00 + .50 hr labor |

BEDROOM Replacement of:

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| Ceiling light fixture glass: NEW 13 ¼” CEILING LIGHT FIXTURES | \$22.56 + .50 hr labor |
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GENERAL (Replacement of):

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| Smoke detectors | \$20.00 + .50 hr labor |
| Carbon Monoxide detectors | \$37.00 + .50 hr labor |
| VCT floor tile | \$1.00 each + 1 hr labor (1–5 tiles) |
| Hallway light fixture glass (FLH-Gridley-Biggs) | \$4.00 + .50 hr labor |
| Hallway light fixture glass (Gardella) | \$4.00 + .50 hr labor |
| Jelly jar light fixture glass (porch light) | \$8.99 +.50 labor |
| Electrical, cable or receptacle plates | \$1.00 + .50 hr labor |
| Jelly jar light fixture glass (porch light) LED | \$27.00 +.50 labor |

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| Light bulbs | |
| Regular | \$1.00 + .25 hr labor (1-5 bulbs) |
| Fluorescent 4’ | \$2.00 + .25 hr labor (1-4 bulbs) |
| Compact fluorescent light – bi-pin | \$9.00 + .25 hr labor (1-4 bulbs) |
| Compact fluorescent light – twist | \$8.00 + .25 hr labor (1-4 bulbs) |

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| LED light fixtures | \$11.00 - \$27.00 + .50 hr labor |
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| Cooler vent cover | \$16.00 + .25 hr labor |
| Telephone jack | \$3.00 + .50 hr labor |
| Clothes line for backyard | \$40.00 + 1 hr labor |

OTHER:

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| Cleaning, as required | # hrs x \$61.44 or see cleaning vendor invoice** **Cleaning Vendor cost varies according to: Unit Bedroom Size and Light, Medium, or Heavy Cleaning required upon move-out (\$199.00 up to \$550.00 per unit & up) *** plus dump fees & actual labor cost @ \$61.44 per hour. |
| Carpet cleaning: | |
| 1 bedroom | see invoice (range \$100.00 - \$200.00) |
| 2 bedroom | see invoice (range \$150.00- \$250.00) |
| Disinfecting | \$45.00 |
| Stain Removal | see invoice |
| Repairs | see invoice |
| Pet Damage | see invoice |

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| Carpet Replacement | Pro-rated useful life or see invoice |
| Interior Painting | Pro-rated useful life or see invoice |
| Interior Painting – Prep | # of hours x \$61.44 |
| TV – Microwave disposal | \$25.00 each |
| Refrigerator disposal | \$35.00 each + # hours x \$61.44 + (see invoice) |
| dump fees | |
| Appliance pickup | \$25.00 each |
| Sewage Line Clog – Resident Caused | see invoice |
| Debris hauling | # hours x \$61.44 + (see invoice) dump fees |
| Lost keys (lost or broken) | \$17.00 |
| Lock out (during work hours) | \$15.00 |
| Lock out (after work hours) | \$40.00 |
| Complete exterior lock replacement (include re-key) | \$45.00 |
| Complete interior lock replacement | \$30.00 |
| Keys (additional) | \$4.00 |
| Re-key only (each lock) | \$15.00 |
| Vehicle towing | see invoice |
| Mow & trim yard | # of hours x \$61.44 or see vendor invoice |
| Clean-up yard & disposal of items | # hours x \$61.44 or see vendor invoice |
| Damage due to smoking within unit | materials (see invoice) + # hours x \$61.44 |
| Packing & storage of abandoned personal items | storage facility (see invoice) + # hours x \$61.44 |
| after move-out | |
| Pests - general* | \$61.44 or see vendor invoice |
| Pests - bed bugs | varies \$250.00 - \$750.00 or see vendor invoice |

*Residents whose housekeeping habits cause pest infestation may be charged at the contractor’s or maintenance personnel labor cost for pest control services per treatment.

Items not identified above which could include, “Excessive cleaning and/or replacement of carpets, linoleum, tile, windows, appliances or repair of damage beyond normal wear and tear will be done at cost per receipt from our service vendor companies or maintenance personnel”.

Other Misc Charges

Any City or County fines incurred by the HACB on a tenant’s behalf for failure to comply with City or County ordinances shall be assessed directly to the tenant whose failure to comply is the basis for the fine.

Fees related to the Unlawful Detainer Process, (eviction) brought by the HACB against residents are charged and payable as follows:

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| Filing Fee for Summons and Complaint | Actual Cost |
| Attorney’s Fees | Actual Cost |
| Process Service Fees for service of Summons & Complaint | Actual Cost |
| Sheriff Fees for service of execution for eviction | Actual Cost |
| Sheriff Fees for actual eviction | Actual Cost |

Late Charges for unpaid rent will be \$25.00 if not paid by the 5th of each month.

Non-Sufficient Funds charge for returned checks will be \$25.00.