

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. 4470 September 20, 2012)
Effective October 1, 2012

NOTE: All labor between 7:30 a.m. and 4:30 p.m. Monday through Friday will be charged at the rate of \$40.48 per hour. All after hours' labor will be charged at the rate of \$49.51 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:

Complete toilet replacement	\$73.00 + 2 hrs labor
Complete toilet replacement (ADA)	\$125.00 + 2 hrs labor
Toilet tank lid	\$27.00 + .50 hr labor
Toilet seat	\$12.00 + .75 hr labor
Toilet seat (ADA)	\$17.00 + .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	\$30.00 + 1 hr labor
Shower curtain rod	\$11.00 + .50 hr labor
Rubber Tub/Sink Stoppers	\$1.00 + .50 hr labor
Pop-up Sink Stoppers	\$2.00 + .75 hr labor
Faucet Aerator	\$1.00 + .50 hr labor

KITCHEN Replacement of:

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)	\$15.00 + .75 hr labor
Sink Strainer Baskets (Lug or Rubber-bottom)	\$2.00 + .50 hr. labor
Faucet Aerator	\$1.00 + .50 hr labor

DOORS, WINDOWS AND SCREENS Replacement of:

Door – exterior (solid core)	see invoice + 2.5 hrs labor
Door – interior (hollow core)	\$20 - \$25.00 + 2.5 hrs labor
Door – Screen Door	\$114.00 + 1.5 hrs labor
Door – Screen Door Screen	\$30.00 + 1 hr labor or see invoice
Door stop	\$1.00 each + .50 hr labor
Window glass	see invoice
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
Mini blind wands	\$1.00 + .50 hr labor

BEDROOM Replacement of:

Ceiling light fixture glass:	
6” round style – mushroom style	\$5.00 + .50 hr labor
8” round style – mushroom style	\$6.00 + .50 hr labor
12” round style – opal bent glass	\$7.00 + .50 hr labor
Square light fixture 12”	\$7.00 + .50 hr labor

GENERAL (Replacement of):

Smoke detectors	\$18.00 + .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)	\$5.00 + .50 hr labor
Electrical, cable or receptacle plates	\$1.00 + .50 hr labor

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)

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:

Cleaning, as required	# hrs x \$40.48 or see cleaning vendor invoice** **Cleaning Vendor cost varies according to: Unit Bedroom Size and Light, Medium, or Heavy Cleaning required upon move-out (\$160.00 up to \$435.00 per unit & up)
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Carpet cleaning:	
1 bedroom	see invoice (range \$65 - \$95.00)
2 bedroom	see invoice (range \$75 - \$125.00)
Disinfecting	\$45.00
Stain Removal	see invoice
Repairs	see invoice
Pet Damage	see invoice
Carpet Replacement	Pro-rated useful life or see invoice

Interior Painting	Pro-rated useful life or see invoice
Interior Painting – Prep	# of hours x \$40.48
TV – Microwave disposal	\$25.00 each
Refrigerator disposal	\$35.00 each
Appliance pickup	\$25.00 each
Sewage Line Clog – Resident Caused	see invoice
Debris hauling	# hours x \$40.48 + (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 \$40.48 or see vendor invoice
Clean-up yard & disposal of items	# hours x \$40.48 or see vendor invoice
Damage due to smoking within unit	materials (see invoice) + # hours x \$40.48
Packing & storage of abandoned personal items after move-out	storage facility (see invoice) + # hours x \$40.48
Pests - general*	\$40.48 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 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:

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