# Cheyenne Housing Authority
# MAINTENANCE CHARGE SCHEDULE

As described in the Tenant's lease, the Authority charges Tenants for the cost to repair Tenant damage in excess of normal wear and tear. Examples of the types of charges for Tenant-Caused Damage are listed below.

| **RANGES** | |
|---|---|
| Cleaning | 110.00 ~~100.00~~ |
| Replacement | 600.00 ~~550.00~~ |
| Replace burner element 6" | 30.00 |
| Replace burner element 8" | 35.00 |
| Replace drip pan 6" | 20.00 |
| Replace drip pan 8" | 25.00 |
| Replace oven rack | 42.00 |

| **RANGE HOOD** | |
|---|---|
| Cleaning | 80.00 ~~70.00~~ |
| Replacement | 140.00 |
| Filter replacement | 45.00 |
| Range hood knob | 32.00 |

| **REFRIGERATORS** | |
|---|---|
| Clean | 110.00 |
| Replace | 660.00 |
| Replace shelf bars | 115.00 |
| Replace door skin - includes molded shelf, butter dish | 225.00 |
| Replace crisper drawer | 140.00 |
| Replace door handle | 100.00 |
| Replace shelf | 120.00 |
| Disposal of refrigerator | 150.00 |

| **PLUMBING REPAIRS** | |
|---|---|
| Unstop drain - using machine | 100.00 ~~90.00~~ |
| Unstop drain – using plunger or chemical | 80.00 ~~70.00~~ |
| Unstop drain (after hours) - using machine | 135.00 |
| Unstop drain (after hours) – using plunger or chemical | 130.00 ~~120.00~~ |
| Unstop toilet drain - pull stool | 130.00 ~~120.00~~ |
| Unstop toilet drain - pull stool after hours | 175.00 |
| Toilet replacement – non-pressure model | 250.00 |
| Toilet replacement - pressure / low flow model | 475.00 |
| Toilet replacement – non-pressure model (after hours) | 310.00 |
| Toilet replacement-pressure / low flow model (after hours) | 525.00 |
| Replace aerator | 15.00 |
| Replace sink strainer | 22.00 |

Proposed November 19, 2026

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| | |
|---|---|
| Replace outdoor wall hydrant | 125.00 |
| Toilet seat replacement | 60.00 |
| Towel rack replacement | 70.00 ~~65.00~~ |
| Medicine cabinet replacement | 190.00 |
| Shower head replacement | 75.00 ~~60.00~~ |
| Shower rod replacement | 45.00 |
| Toilet paper holder assembly replacement | 30.00 |
| Toilet paper rod replacement | 15.00 |
| Bathroom sink, rehang | 80.00 ~~70.00~~ |
| Kitchen sink, replace | 180.00 |
| Replace sink stopper | 25.00 |
| Replace ball valve | 80.00 ~~70.00~~ |
| Replace flush handle | 35.00 |
| Replace bath vanity | 300.00 |
| Water Heater Replacement | 750.00 |

| **ELECTRICAL** | |
|---|---|
| Switch replacement | 35.00 |
| Outlet replacement | 35.00 |
| Replace GFI outlet | 45.00 |
| Replace fuse/reset breaker | 80.00 ~~70.00~~ |
| Replace fuse/reset breakers (after Hours) | 100.00 ~~96.00~~ |
| Furnace, replace thermostat | 80.00 ~~70.00~~ |
| Smoke/CO detector replacement | 140.00 ~~130.00~~ |
| Ceramic pull chain fixture replacement | 35.00 |
| Outlet/switch cover replacement (single) | 14.00 |
| Outlet/switch cover replacement (double) | 15.00 |
| Replace globe/diffuser on light fixture | 28.00 |
| Replace LED light bulb | 15.00 |
| Doorbell chime, replace | 50.00 |
| Porch light fixture replacement | 38.00 |
| Replace LED light fixture | 80.00 ~~70.00~~ |
| Replace Heat Detector | 225.00 |

| **DOORS AND LOCKS** | |
|---|---|
| Replace (fire rated door) | 1,500.00 ~~1,400.00~~ |
| Replace (solid core entry door) | 450.00 ~~400.00~~ |
| Replace exterior door jamb | 140.00 |
| Replace (solid core slab door) | 300.00 ~~250.00~~ |
| Replace interior door | 125.00 ~~120.00~~ |
| Replace interior door jamb | 95.00 |
| Replace exterior door lock | 166.00 |
| Replace exterior back set | 40.00 |

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| | |
|---|---|
| Rekey entrance lock (1st lock) | 80.00 ~~75.00~~ |
| Rekey entrance / mailbox lock (additional lock each) | 75.00 ~~65.00~~ |
| Additional replacement key (each) | 20.00 |
| Replace finger pull knob | 25.00 |
| Lock out | 85.00 ~~80.00~~ |
| Lock out (after hours) | 140.00 ~~135.00~~ |
| Garage door, replace single | 1,200.00 ~~1,000.00~~ |
| Garage door, replace double | 2,000.00 |
| Garage door opener, replace remote | 80.00 ~~70.00~~ |
| Replace storm door | 300.00 |
| Replace storm door closure | 50.00 |
| Replace storm door chain | 35.00 |
| Replace storm door closure with chain | 85.00 |
| Replace storm door latch | 55.00 |
| Replace door guides | 50.00 |
| Install/replace deadbolt exterior door lock | 85.00 |
| Passage door lock replacement | 50.00 |
| Install deadbolt 1st lock | 100.00 |
| Install deadbolt additional lock | 75.00 |
| Replace storm door hinge | 100.00 |
| Replace key FOB | 50.00 |
| Replace closet rod | 75.00 |

| **GLASS AND WINDOW REPAIRS** | |
|---|---|
| Replace screen only | 55.00 |
| Replace screen and frame | 75.00 |
| Window blind replacement (each) | 60.00 ~~50.00~~ |

| **HEATING** | |
|---|---|
| Replace missing floor or wall vent diffuser | 50.00 |
| Replace dryer vent | 45.00 |
| Replace crawl space vent | 40.00 |
| Replace base board heat register | 120.00 |

| **FLOOR COVERING** | |
|---|---|
| Clean floor including LVP (each room/hallway) | 70.00 |
| Replace luxury vinyl planks | Labor + Materials |
| Charge for replacement cost of sheet vinyl and carpet is prorated based upon the serviceable life of those items listed below. See Proration Examples at end of Maintenance Charge Schedule. | 100% Proration |
| Replace luxury vinyl (serviceable life = 20 years or 240 months)<br>• If work is performed by CHA<br>• If work is performed by CHA's contractor | 40.00 sq/yd<br>Contractor's cost less proration |

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| | |
|---|---|
| Replace carpet (serviceable life = 10 years or 120 months)<br>• If work is performed by CHA<br>• If work is performed by CHA's contractor | 35.00 sq/yd<br>Contractor's cost less proration |

| **PAINT** | |
|---|---|
| Charge for new paint is prorated based upon serviceable life of 10 years or 120 months. See Proration Examples at end of Maintenance Charge Schedule. | 100% Proration |
| Paint unit, studio | 500.00 ~~450.00~~ |
| Paint unit, 1 bedroom | 650.00 ~~600.00~~ |
| Paint unit, 2 bedroom | 750.00 ~~700.00~~ |
| Paint unit, 3 bedroom | 950.00 ~~900.00~~ |
| Paint unit, 4 bedroom | 1,100.00 ~~1,000.00~~ |
| Paint unit, 5 bedroom | 1,300.00 ~~1,250.00~~ |

| **WASTE AND HAZARDOUS WASTE DISPOSAL** | |
|---|---|
| Pickup load for dump per truck load (includes landfill, tarp, and mileage fees) | 225.00 ~~200.00~~ |
| Removal of oversized items (i.e. hide-a-beds, king size mattress, china cabinets, freezer/frig) cost is per item removed from unit - doesn't include disposal fee | 80.00 ~~70.00~~ |
| Removal of lawnmowers and other gas operated equipment | 80.00 ~~70.00~~ |
| Roll off 15 Yard Disposal fee | 525.00 ~~493.00~~ |
| Oil disposal (per quart) | 10.00 |
| Anti-freeze disposal (per quart) | 10.00 |
| Battery disposal (each) | 30.00 |
| Tire disposal | 50.00 |
| Tire disposal w/rim | 60.00 |
| Cleanup and removal of top soil after oil spill (additional charge for time and materials may apply) | 80.00 ~~70.00~~ |
| Cleanup of concrete stained with oil | 80.00 ~~70.00~~ per hour plus supplies |
| Removal of aerosol paint cans or caustic household chemicals including pesticides (per 16oz container) | 12.00 |
| Removal of paint cans (quart) | 12.00 |

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| YARD REPAIRS | |
|---|---|
| Mow grass (minimum 2 hours) | 160.00 ~~140.00~~ |
| Mow grass (each additional hour) | 80.00 ~~70.00~~ |
| Yard watering (minimum 2 hours) | 160.00 ~~140.00~~ |
| Yard watering (each additional hour) | 80.00 ~~70.00~~ |

| SNOW REMOVAL | |
|---|---|
| Snow Removal (Minimum 2hrs) | 160.00 ~~140.00~~ |
| Snow Removal (Each additional hour) | 80.00 ~~70.00~~ |
| **MISCELLANEOUS** | |
| Unlock unit after tenant move-out | 80.00 ~~75.00~~ per trip |
| Replace or dispose of fire extinguisher | 50.00 |
| Replace down spouts (each) | 51.00 |
| Walls patch, (each) (less than 6"diameter) | 130.00 ~~120.00~~ |
| Walls patch, (each) (greater than 6"diameter) | 170.00 ~~160.00~~ |
| Kitchen cabinet, inspection and adjustment | Labor + Materials |
| Kitchen cabinet surface refinishing | Labor + Materials |
| Kitchen cabinet repair | Labor + Materials |
| Kitchen drawer or face replacement | 105.00 |
| Replace drawer guides | 50.00 |
| Replace countertop | 35.00 per linear ft. |
| Electronics (small) disposal (each) (mixer/toaster/radio) | 45.00 ~~35.00~~ |
| Electronics (medium) disposal (each) (TV, microwave, computer) | 80.00 ~~70.00~~ |
| Electronics (large) disposal (each) freezer/AC unit/refrigerator | 150.00 ~~120.00~~ |
| Satellite dish removal (improper or unauthorized installation) | 80.00 ~~70.00~~ + Materials |
| Fence repair or disposal | Labor and Materials |
| No defect (e.g. invalid work order requests, where no damage, defect or wear and tear exists) | Flat rate of 1 hour (see Hourly Rates below) |
| Trip charge (e.g. when unit entry is denied for a requested work order or scheduled inspection) | Flat rate of 1 hour (see Hourly Rates below) |
| Contract repaired items | Repair cost + 80.00 ~~70.00~~ admin |

| EXCESS UTILITY CHARGE | |
|---|---|
| 1. At developments where utilities are provided by the Authority, Tenant will be charged and obligated to pay for the cost of excess utility consumption resulting from the operation of major tenant-supplied appliances such as air conditioners, freezers, and extra refrigerators.<br>*Note that the appliance and installation of that appliance must be approved by CHA prior to use.* | 21.00/month |

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| | |
|---|---|
| 2. At developments where utilities are provided by the Authority, Tenant will be charged and obligated to pay for excessive use of any Authority-supplied utility that is determined by the Authority to be above normal consumption for similar type units. | Fee amount based on cost of excessive use |
| 3. At developments where unit heat is provided by the Authority, Tenant will be charged for window air conditioning units not removed/left in the window during winter months (November 1 through April 30). | $42/month |

| **HOURLY RATE – *1 hour minimum*** | |
|---|---|
| normal business hours | 80.00 ~~70.00~~ |
| after-hours/overtime | 100.00 ~~90.00~~ |

**NOTES:**

- All items not specifically listed in the Maintenance Charge Schedule will be charged based on the time and materials required to perform the work
- The cost of cleaning a unit that has been smoked in is typically 2 to 7 times more expensive than cleaning a unit that has never been smoked in.

**PRORATION EXAMPLES:**

Carpet or Sheet Vinyl Flooring:

In January 2000 new carpeting was installed in a unit. The life expectancy of the carpet is 10 years or 120 months, therefore CHA would plan to replace the carpet in that unit in December 2010. In January 2003 a family moved into the unit and then moved out 24 months later in December 2005. At move-out, the entire carpet had to be replaced - 5 years or 60 months earlier than planned due to Tenant damage. Therefore, the family would be charged 50% of the cost to install new carpeting. Note that if the carpeting had been in service for 10 or more years at the time the family moved-out, none of the cost of replacing the carpet would be charged to the family.

Paint:

Paint is prorated in the same manner as described in the Carpet or Sheet vinyl example above.