

PMHA MAINTENANCE CHARGES

Effective April 1, 2022

Attached please find the new maintenance charges approved by the PMHA Board in March of 2022.
These charges were last updated in April 1, 2014.



PORTAGE METROPOLITAN HOUSING AUTHORITY

MAINTENANCE FEE SCHEDULE

Effective April 1, 2022

It is the policy of the Portage Metropolitan Housing Authority (PMHA) not to charge for normal wear and tear. PMHA reserves the right, in every case, to make a determination as to whether the replacement or repair is necessary due to wear and tear or damages resulting from tenant abuse or neglect. When PMHA determines that needed maintenance is not caused by normal wear and tear, Tenant shall be charged for the cost of such service, either in accordance with the Schedule of Maintenance Charges or based on the actual cost of the labor and material needed to complete the work. If overtime work is required, overtime rates may be charged.

CATEGORY	TASK	CHARGE
APPLIANCES	RANGE CLEANING	\$35.00
	REFRIGERATOR CLEANING	\$35.00
	REPLACEMENT PARTS	MATERIAL COST
	REPAIR DAMAGED APPLIANCES	TIME & MATERIAL
A/C UNITS	REMOVAL	no charge
	INSTALLATION	no charge
CABINETS	DOORS	TIME & MATERIAL
	DRAWERS	TIME & MATERIAL
	DRAWERS CORES/FACES	\$39.50
	DRAWER GUIDES/TRACKS	\$15.85
	HINGES	\$14.85
	COMPLETE	TIME & MATERIAL
CARPET	CARPET-PAD & INSTALL PER YARD	TIME & MATERIAL
	CARPET REPAIRS	TIME & MATERIAL
	CARPET CLEANING	TIME & MATERIAL
	CLEANING OF HEAVILY SOILED CARPET	TIME & MATERIAL
CLEANING	OTHER THAN SPECIFIED CHARGES	TIME & MATERIAL
CLOSET RODS		\$10.50
COMMODOE	BOWL	\$155.32
	TANK	\$109.95
	FLUSH TANK LID	\$28.47
	PAPER HOLDER	\$8.88
	TOILET SEAT - ROUND	\$18.99
	TOILET SEAT- OBLONG	\$24.85
	REMOVE & RESET COMMODOE	\$81.28
CURTAINS	TRAVERSE ROD	\$14.85
	CURTAIN ROD	\$10.85
	BLINDS/SHADES	TIME & MATERIAL

CATEGORY	TASK	CHARGE
DOORBELL	BUTTON	\$8.85
	DOOR CHIME	\$27.70
DOOR REPLACEMENT- EXTERIOR	BLANK	TIME & MATERIAL
	PREHUNG	TIME & MATERIAL
	ENTRY KNOB/LOCKS	
	UNIT	\$165.35
	SHED	\$145.85
	STRIKE PLATES	\$3.90
	DEADBOLT	\$35.85
	SPRING LATCH	\$15.40
	REPAIR/REPLACE DOOR JAMB	TIME & MATERIAL
DOOR REPLACEMENT- INTERIOR	BLANK	TIME & MATERIAL
	PREHUNG	TIME & MATERIAL
	BIFOLD	TIME & MATERIAL
	PRIVACY DOOR	\$52.44
	PASSAGE DOOR	\$35.41
	STRIKE PLATES	\$3.90
	DOORSTOPS	\$3.90
	STOPS (JAMB)	\$9.90
	REPAIR/REPLACE DOOR JAMB	TIME & MATERIAL
	CLOSET DOOR KNOBS	\$3.00
DOOR- STORM	REPLACEMENT	\$370.00
	HANDLES	\$13.48
	CLOSURE	\$18.76
	HINGE	\$12.35
	STOP/CHAIN	\$7.40
DRYER VENT		\$14.90
DRYWALL		TIME & MATERIAL
ELECTRICAL	WALL SWITCH	\$5.40
	WALL OUTLET	\$5.40
	SWITCH/OUTLET COVER	\$3.90
ELECTRICAL/LIGHT FIXTURES	BEDROOM	\$58.56
	KITCHEN	\$59.41
	HALL	\$58.56
	EXTERIOR	\$24.85
	JELLY JAR (PORCH)	\$15.90
	PORCH LIGHT	\$85.97
PULL CHAIN	\$9.12	
EXTERMINATION	CONTRACTOR	CONTRACTOR'S CHARGE
	PMHA	TIME & MATERIAL

CATEGORY	TASK	CHARGE
FAUCET	LAVATORY	\$108.70
	LAUNDRY	\$75.50
	KITCHEN	\$122.68
	FROST FREE	\$57.32
	BATHTUB/SHOWER	
FENCE		TIME & MATERIAL
FIRE EXTINGUISHER	RECHARGE	\$45.50
	REPLACE	\$75.00
FORMICA		TIME & MATERIAL
FLOORING	TILE	TIME & MATERIAL
	CARPETING	TIME & MATERIAL
FURNACE	FILTER	\$4.40
THERMOSTAT	ELECTRIC	\$55.70
	GAS	\$53.65
GARBAGE CAN	CAN	\$22.00
	LID	\$5.00
GLASS		TIME & MATERIAL
GARDEN HOSE	HANGER	\$19.95
HANDRAILING	CHARGE PER FOOT	\$4.00
	BRACKET	\$12.85
KEY BLANKS	UNIT & MAIL BOX	\$5.00
LANDSCAPING		TIME & MATERIAL
LAVATORY	SINK WITHOUT HARDWARE	\$127.30
	TOWEL BAR POST	\$9.85
	TOWEL BAR	\$8.85
	SOAP DISH	N/A
	TOOTHBRUSH HOLDER	N/A
LIGHT BULBS	INCANDESCENT	\$3.90
	FLUORESCENT	\$14.40
	APPLIANCE	\$3.90
	FLOOD	\$5.40
LIGHT GLOBES	DISH TYPE SMALL	\$14.85
	DISH TYPE LARGE	\$16.85
	DRUM TYPE SMALL	\$14.85

CATEGORY	TASK	CHARGE
	DRUM TYPE LARGE	\$16.85
	HALL	\$14.85
	EXTERIOR	\$14.85
	PORCH JAR GLOBE	\$7.95
LOCK CHANGE	UNIT	\$26.00
	AFTER HOURS	\$52.00
	MAIL BOX	\$35.00
	STORAGE ROOMS (ETNA HOUSE)	\$15.00
LOCK OUT	DURING WORK HOURS	\$20.00
	AFTER HOURS	\$40.00
MEDICINE CABINET	REPLACE	\$125.63
	SHELF	\$9.85
	MIRROR	\$19.35
	LIGHT COVER	\$15.85
PAINTING		TIME & MATERIAL
PLUMBING	REPAIR/REPLACE SINK TRAPS	\$14.35
	KITCHEN BASKET STRAINER	\$19.90
	STOPPAGES	
	MINOR	\$35.00
	MAJOR (SNAKE)	\$60.00
	SANITARY SEWER	TIME & MATERIAL
	SNAKE SANITARY SEWER	TIME & MATERIAL
	AFTER HOURS	TIME & MATERIAL
RANGE	REPLACEMENT	\$474.00
	BROILER PAN	\$19.90
	BURNER PAN 6"	\$4.40
	BURNER PAN 8"	\$6.59
	TOP ELEMENT 6"	\$18.51
	TOP ELEMENT 8"	\$22.07
	BROIL / BAKE ELEMENT	TIME & MATERIAL
	OVEN RACK	TIME & MATERIAL
	OVEN KNOB	TIME & MATERIAL
	OVEN THERMOSTAT	TIME & MATERIAL
	SURFACE SWITCH	TIME & MATERIAL
	OVEN HANDLE	TIME & MATERIAL
	SURFACE KNOB	TIME & MATERIAL
REFRIGERATOR	REPLACEMENT	\$650.00
	VEG. BIN GLASS	TIME & MATERIAL
	VEG. BIN COVER	TIME & MATERIAL
	VEG. BIN DRAWER	TIME & MATERIAL
	SHELF RACK	TIME & MATERIAL
	FREEZER DOOR LINER	TIME & MATERIAL

CATEGORY	TASK	CHARGE
	REFRIGERATOR DOOR LINER	TIME & MATERIAL
	DOOR RETAINER TRIM	TIME & MATERIAL
	DOOR HANDLE	TIME & MATERIAL
	BUTTER DOOR	TIME & MATERIAL
SCREENS	REPAIR (PMHA Rescreening)	\$25.00
	REPAIR (Outside source)	TIME & MATERIAL
	REPLACEMENT	TIME & MATERIAL
SHOWER HEAD		\$21.27
SHOWER ROD		\$22.60
SMOKE DETECTORS	REPLACE/REINSTALL TENANT DISCONNECTED	\$25.00
	REPLACE 120 V SMOKE DETECTOR INTERCONNET	\$68.00
	REPLACE 9 V SMOKE DETECTOR INTERCONNET	\$60.00
	REPLACE 120 V SMOKE DETECTOR	\$25.00
	REPLACE 9 V SMOKE DETECTOR	\$15.00
	DISABLED SMOKE DETECTORS	\$40.00
	REPLACE TENANT REMOVED BATTERIES	\$25.00
SPOUTING	SPOUTING/DOWNSPOUTS	TIME & MATERIAL
STAIRTREADS		TIME & MATERIAL
SUMP PUMP		TIME & MATERIAL
THRESHOLD		TIME & MATERIAL
TRASH REMOVAL	DUMPING CHARGE & TIME PER MAN	TIME PER MAN & DISPOSAL FEE
GROUNDS	TRASH REMOVAL	\$25.00 FLAT FEE
WEATHERSTRIP		TIME & MATERIAL
YARD CARE		TIME & MATERIAL \$25.00 MIINIMUM

**ALL OTHER CHARGES NOT LISTED WILL BE BILLED AT THE ACTUAL
MATERIAL COST PLUS APPLICABLE LABOR CHARGES.**

*****ALL DOLLAR AMOUNTS GIVEN INCLUDE LABOR CHARGES*****

LABOR RATES

DURING OFFICE HOURS \$20.32/hr
AFTER HOURS/HOLIDAYS/WEEKENDS \$30.48/hr

NUISANCE SERVICE CALL CHARGE \$20.00/hr
NUISANCE AFTER HOURS/HOLIDAYS/WEEKENDS \$40.00/hr