



Public Housing Charge List

Last Updated: 11/13/2023

Code Number	Description	Violation	Charge	After Hours Charges
HS01	Combo Smoke Alarm/Carbon Monoxide Detector or Smoke Alarm	Unplugged or missing smoke alarm, CO detector, combo and/or any safety device, unplugged or missing wire(s) and/or battery(s)	\$75.00	N/A
HS02	Fire Extinguisher	Any other reason than non-emergency	\$50.00	N/A
HS03	Pools	Left out unattended with any water, pool larger than standard 1ft kiddie pool	\$50.00	N/A
HS04	Vehicle	Inoperable, without valid registration, without displayed license plate, expired and/or no tag, parking on grass or causing any health and safety hazard. After 24 hours vehicle(s) will be removed from ACHA property at tenant's expense.	\$50.00 per day	N/A
HS05	Egress	Blocked	\$50.00 per day	N/A
HS06	Emergency Pull Chord	Damaged or missing	\$30.00	\$60.00
HS07	Hazardous Situation	Any other non-specified hazardous situation	\$50.00	N/A
LK01	Door Deadbolt	Replace/re-key	\$50.00	\$100.00
LK02	Interior and/or Exterior Door Knobs	Replace	\$20.00	N/A
LK03	Door Strikes/Plates/Stops	Replace	\$4.00	N/A
LK04	Mail Box Key/Lock	Replace	\$10.00	N/A
LK05	Lock Out	Open door for tenant	\$50.00	\$100.00
LK06	Key	Key copy	\$10.00	\$50.00
DR01	Exterior Door	Replace any exterior door (pre-hung)	\$300.00	N/A
DR02	Interior Door	Replace any interior door (pre-hung)	\$200.00	N/A
DR03	Brick Molding	Replace (per leg)	\$10.00	N/A
DR04	Door Casing	Replace (per leg)	\$10.00	N/A
DR05	Door Jam	Replace (per leg)	\$50.00	\$100.00
DR06	Weather Strips	Replace (per side)	\$7.00	N/A
DR07	Threshold	Replace	\$20.00	N/A
CL01	Closet Rods	Replace (cost per foot)	\$2.00 per foot	N/A
CL02	Bi-fold Doors	Replace	\$100.00	N/A
CL03	Bi-fold Door Knobs and Pole Sockets	Replace	\$4.00 each	N/A

Code Number	Description	Violation	Charge	After Hours Charges
PT01	Paint (Interior or Exterior)	Price per gallon	\$30.00	N/A
PT02	Primer or Kilz	Price per gallon	\$50.00	N/A
PT03	Graffiti	Removal (any size)	\$75.00	N/A
SE01	Security Screen	Replace	As billed	N/A
SE02	Security Screen	Repair (cost per hour)	\$20.00	\$40.00
SE03	Window Screen	Repair (cost per hour)	\$20.00	N/A
SE04	Window Screen	Replace	\$30.00	N/A
SE05	Security Screen Door	Replace	As billed	N/A
SE06	Security Screen Door	Repair (cost per hour + material cost)	\$40.00	\$40.00
SE07	Security Screen Door	Re-screen (cost per section)	\$50.00	N/A
SE08	Security Screen Door	Door hinges replacement (cost per hinges)	\$10.00	N/A
SE09	Security Screen Door	Door lock/latch replacement	\$10.00	N/A
SE10	Security Screen Door	Easy close replacement	\$20.00	N/A
SE11	Security Screen Door	Door handle replacement	\$20.00	N/A
SE12	Security Screen Door	Chain with spring	\$10.00	N/A
WN01	Windows	Replace glass with frame	\$200.00	N/A
WN02	Windows	Replace glass only	\$75.00	N/A
WN03	Windows	Any window related repair (cost per hour)	\$20.00	\$50.00
RF01	Refrigerator Replacement	Unrepairable, damaged or missing	Material + Labor	N/A
RF02	Interior Refrigerator Replacement Parts	Damaged or missing	Material + Labor	N/A
RF03	Refrigerator Door Handle(s)	Damaged or missing	Material + Labor	N/A
RF04	Refrigerator Freezer Gasket	Damaged or missing	Material + Labor	N/A
RF05	Refrigerator Fresh Food Gasket	Damaged or missing	Material + Labor	N/A
RF06	Refrigerator Light Bulb	Damaged or missing	\$5.00	N/A
ST01	Stove Replacement	Unrepairable, damaged or missing	Material + Labor	N/A
ST02	Stove Exterior & Interior Replacement Parts	Damaged or missing	Material + Labor	N/A
ST03	Drip Pans - General	Damaged or missing	\$15.00	N/A
ST04	Stove Exhaust Fan / Range Hood	Damaged or missing	Material + Labor	N/A
ST05	Stove Exhaust Fan / Range Hood Parts	Damaged or missing	Material + Labor	N/A
KT01	Kitchen Sink Replacement	Unrepairable damage by tenant	\$190.00	N/A
KT02	Kitchen Faucet	Unrepairable damage by tenant	\$100.00	\$100.00
KT03	Kitchen Cabinet Door Repair	Damaged or missing	\$25.00	N/A

Code Number	Description	Violation	Charge	After Hours Charges
KT04	Kitchen Cabinet Drawer Repair	Damaged or missing	\$25.00	N/A
KT05	Kitchen Door Replacement	Damaged or missing	Material + Labor	N/A
KT06	Kitchen Cabinet Drawer Replacement	Damaged or missing	Material + Labor	N/A
KT07	Kitchen Cabinet Replacement	Damaged or missing	Material + Labor	N/A
KT08	Kitchen Counter Top Replacement	Damaged or missing	Material + Labor	N/A
KT09	Kitchen Sink Drain Part (each)	Damaged or missing	\$10.00	N/A
KT10	Kitchen Sink Strainers	Damaged or missing	\$7.00	N/A
KT11	Kitchen Sink Basket Kit (each)	Damaged or missing	\$15.00	N/A
KT12	General Sink Repair	Damaged or missing	Material + Labor	N/A
BA01	Toilet Replacement	Damaged or missing	\$120.00	\$120.00
BA02	Toilet Seat Replacement	Damaged or missing	\$15.00	N/A
BA03	Bathroom Sink Faucet	Damaged or missing	\$75.00	\$75.00
BA04	Shower Rod Replacement	Damaged or missing	\$20.00	N/A
BA05	Medicine Cabinets	Damaged or missing	Material + Labor	N/A
BA06	Towel Bar Replacement	Damaged or missing	\$20.00	N/A
BA07	Toilet Paper Holder	Damaged or missing	\$10.00	N/A
BA08	Toilet Paper Roller	Damaged or missing	\$4.00	N/A
BA09	Tub/Shower Fixtures & Parts	Damaged or missing	Material + Labor	Material + Labor
BA10	Shower Head	Damaged or missing	\$25.00	N/A
BA11	Shower Wand	Damaged or missing	\$50.00	N/A
BA12	Vanity Replacement	Damaged or missing	Material + Labor	N/A
BA13	Exhaust Fan	Damaged or missing	Material + Labor	N/A
BA14	Bathroom Drain Parts	Damaged or missing	\$10.00	N/A
BA15	Soap Dish/Toothbrush Holder	Damaged or missing	\$10.00	N/A
BA16	Bathroom Light Fixture	Damaged or missing	\$60.00	N/A
BA17	Bathroom Light Shade	Damaged or missing	\$10.00	N/A
LT01	Interior 4' Florescent Light Fixture Replacement	Damaged or missing	\$80.00	N/A
LT02	Any Other Interior Light Fixture	Damaged or missing	\$25.00	N/A
LT03	Exterior Light Fixtures	Damaged or missing	\$40.00	N/A
LT04	Exterior Security Light Fixtures	Damaged or missing	\$150.00	N/A
LT05	Exterior Jelly Jar	Damaged or missing	\$5.00	N/A
LT06	General Light Fixture Repair	Damaged or missing	Material + Labor	N/A
LT07	Ceiling Fan	Damaged or missing	Material + Labor	N/A

Code Number	Description	Violation	Charge	After Hours Charges
EL01	GFCI Outlet Replacement	Damaged or missing	\$40.00	N/A
EL02	Standard Outlet Replacement	Damaged or missing	\$10.00	N/A
EL03	Standard Light Switch Replacement	Damaged or missing	\$10.00	N/A
EL04	Weather Proof Exterior Outlet Cover Replacement	Damaged or missing	\$10.00	N/A
PC01	Bed Bug Treatment	Caused by tenant	Treatment Cost	N/A
PC02	Roach, Rat, Vermin or Any Other Pest Treatment	Caused by tenant	Treatment Cost	N/A
PC03	Pest Control Refusal	Refusal to treat	\$30.00	N/A
PT01	Pet Deposit on Approved Pet	Pet deposit - see policy	\$300.00	N/A
PT02	Unauthorized Pet	Unauthorized pets (per day charge)	\$50.00	N/A
PT03	Repairs for Unauthorized Pet	Caused by pet	Material + Labor	N/A
PT04	Pest Control Treatment	Caused by pet	Treatment Cost	N/A
GD01	Trash Can	Trash can left in front of house/outside city codes	\$25.00 Per Day	N/A
GD02	Trash Load	Trash/debris left behind by tenant + disposal fees	\$100.00	N/A
GD03	1/2 Trash Load	Trash/debris left behind by tenant + disposal fees	\$50.00	N/A
GD04	Any other Trash Pick-Up	Trash/debris left by tenant + fees + labor	As Billed	N/A
GD05	Appliance(s) Belonging to Tenant	Left behind by tenant + disposal fees (per appliance)	\$50.00	N/A
GD06	Re-Sod Yard	Damage by tenant	As Billed	N/A
GD07	Clothesline Replacement	Damage by tenant	\$40.00	N/A
GD08	Clothesline Poles	Damage by tenant	Material + Labor	N/A
GD09	Clothesline	Restrung	\$30.00	N/A
GD10	Umbrella Clothesline	Damage by tenant	\$60.00	N/A
GD11	Debris on Roof	Caused by tenant	\$50.00	N/A
GD12	Reseed Yard	Caused by tenant	\$75.00	N/A
WH01	Water Heater Replacement (tank)	Caused by tenant	Cost + Labor	N/A
WH02	Water Heater Replacement (tankless)	Caused by tenant	Material + Labor	Material + Labor
WH03	Water Heater Parts	Damaged or missing	Material + Labor	Material + Labor
MS01	Clear Clogged Drain	Caused by tenant (tub, sink or toilet)	\$30.00	\$50.00
MS02	Clear Clogged Drain	Caused by tenant (2 or more drains)	\$50.00	\$100.00
MS03	Clear Clogged Drain	Caused by tenant - via roof access	\$100.00	\$150.00
MS04	Clear Clogged Drain - Contractor	Caused by tenant	As Billed	As Billed

Code Number	Description	Violation	Charge	After Hours Charges
MS05	Septic Tank Pumped	Caused by tenant (grease in tank, large amount of paper, wipes or any foreign objects)	As Billed	As Billed
MS06	Bookshelf (each)	Damaged or missing	\$40.00	N/A
MS07	Pantry Shelf (each)	Damaged or missing	\$40.00	N/A
MS08	Pantry Shelf Bracket (each)	Damaged or missing	\$5.00	N/A
MS09	AC Thermostat	Damaged or missing	\$90.00	N/A
MS10	Septic Tank or Drain Field	Damaged by tenant	As Billed	N/A
MS11	Tile (Ceramic/VCT) or Floor Damage	Damaged by tenant	Material + Labor	N/A
INSP01	Annual or Housekeeping Inspections	Reschedule or extra inspection (cost per inspection)	\$50.00	N/A

NOTES

ACHA will not charge a tenant for a health and safety item that they have called in to have repaired or replaced unless the work order is determined to be tenant caused due to neglect, as noted in the Public Housing Charge List.

If you are cited for a health and safety issue or any code enforcement citation, you will be charged a minimum of \$50.00 for each citation. Multiple safety issues may result in termination of your lease. Safety hazards will be addressed immediately and charges will be applied.

If a tenant requests an emergency service and the issue is deemed "non-emergent" the tenant will be charged travel time + labor rates (per hour).

For the safety of our maintenance crew, they are **NOT AUTHORIZED** to go on roofs after dark or during hazardous weather conditions (rain, lightning, thunder, high winds, etc.)

The term "unrepairable" includes instances where repair costs exceed the value of the item.

Business Hours Labor Cost - \$25.00 per hour - Please note, all work orders will be billed a labor cost in addition to the cost of the part installed.

After Hours Labor Cost - \$50.00 per hour - Please note, all work orders will be billed a labor cost in addition to the cost of the part installed.

The Alachua County Housing Authority attempts to anticipate all charges for labor and parts. However, the list above is not all inclusive for potential repairs that may arise. Therefore, any item not previously listed will be "as billed" to/by the ACHA.