

Plattsburgh Housing Authority
Schedule of Charges
Effective April 1, 2024

Repairs/Maintenance. IMMEDIATE REPORTING is required. There is no charge for normal wear and tear that is promptly reported to the PHA.
Breakage, Damage, Loss, Negligence. Charges shall be the cost of labor and materials. The labor rate is currently \$38 per hour and subject to adjustment based on labor contracts. Please be reminded that do-it-yourself repairs frequently create extra charges. Hiring repairs done is more expensive than PHA doing the repairs.
Coverings, Wallpaper, Paint, Contact Paper. Unauthorized use of these products will be charged against your security deposit at \$50 per room.
Keys Dropped in Elevator Shaft. Resident will be charged the fee charged to the PHA by the elevator contractor.
Mowing Lawns. Upon the resident having been put on notice, resident shall be charged \$38.
Refuse/Garbage Removal. For removal of trash carts from sidewalks and placement in proper storage place the day following pickup, residents will be charged for not complying with sanitation pickup requirements a minimum of \$20 plus \$3 per bag, in addition, landfill fees with fuel costs will be applied for items remaining after move-out.
Exterminating. Extermination when residents are at fault and/or fail to report the problem shall be charged actual labor cost and supplies (minimum charge \$65).

Other		Windows (Market Price + Labor)		Paint (+Labor)	
Duplicate Keys		Bathroom Window Operator (+ Labor)		Parchment	\$20.00
Apartment/Mailbox	\$ 3.00	Screens (Includes Labor)		Gripper Primer	25.00
Lockouts		Screen	\$20.00	Bin Primer	Market Price
Business Hours	10.00	Complete Screen w/Frame	20.00	Bin Primer (Spray)	Market Price
Evenings & Saturdays	50.00	Fiberlux Screen	20.00		
Sundays & Holidays	65.00			Recycling	
Lock Change (No Damage)	33.00	Interior Luan Door Slab (+Labor)		Zarn Cart	Market Price
Mailbox Lock Replacement	10.00				
Unauthorized Animals		24"	59.00	Blue Bin	25.00
1 st Warning	25.00	28"	63.00		
2 nd Warning	50.00	30"	65.00		
3 rd Warning	Eviction	32"	67.00		
Smoke Detector Reactivation	50.00	36"	69.00	Refrigerators	
Storage after Move-Out	60.00			Crisper Drawer Top	50.00
Serving Fee	20.00	Exterior Door (Market Price +Labor)			
				Stoves	
Monthly Cable Charge	22.00			Drip Pan 6"	3.00
Resident Caused Clogged Toilet	35.00	Storm Door (Market Price +Labor)		Drip Pan 8"	4.00
Blocked Egress/Access	50.00	Storm Door Closer (Entire Kit)	25.00	Locksets & Parts (Market Price + Labor)	
NSF/Returned Check Fee	30.00	Latch	9.00	Locks	
Late rent payment penalty	5% of rent up to \$50			Privacy Lock	11.00
		Toilet (+Labor)		Passage Set	11.00
Flooring (+Labor)		Replacement Toilet	170.00	Dead Bolt	Market Price
Tile (Each)	1.00	Toilet Seat (Standard)	10.00		
		Toilet Seat (Elongated)	14.00	Air Conditioner Installation	
Heaters (+Labor)		(Lakeview/RS Long/HB Sterns)		A/C Installed	25.00
4' Heater	45.00			Each Additional A/C Installed	15.00
New Control (Small)	47.00	Bathroom Window Operator (+Labor)		Inspection Fee	10.00
Adapter	49.00	Shower Rod	4.00	Verification Fee	20.00
				Monthly A/C Utility Charge	12.00
				Excess Utility Charge	5.00
				Late Removal Fee/Month	20.00
				(Charges may include material costs)	