

**Lowell Housing Authority**

**Maintenance Charges for Services**

**The following is a list Maintenance Charges for all developments. Please note that additional charges not listed here may be assessed due to tenant caused damage or damage beyond normal wear and tear.**

**MAINTENANCE ITEM**

**CHARGE ASSESSED**

**Plumbing**

**Stoppages: Removal of an Object from a Toilet, Lavatory Line or Trap, Kitchen Sink Trap or Drain.**

**\$27.41 per hour**

**Replacement: Water Closet, Toilet tank and/or Lavatory, Toilet Seat**

**\$27.41 per hour and Cost of Materials**

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**Windows/Doors**

**Broken Windows or Interior/Exterior Doors**

**\$27.41 per hour and Cost of Materials**

**Screen Repair/Replacement**

**\$27.41 per hour and Cost of Materials**

**Window Shade Replacement**

**\$27.41 and Cost of Materials**

**Window Hardware**

**\$27.41 and Cost of Materials**

**Repairs Associated with Damage Caused By Improper Installation of Air Conditioners**

**\$27.41 per hour and Cost of Materials**

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**Lock-Outs/Lost Keys:**

<b>8:00 A.M. – 12:00 A.M.:</b>	<b>Elderly/Disabled</b>	<b>\$15.</b>
	<b>Family</b>	<b>\$35.00</b>
<b>Midnight – 8:00 A.M.</b>	<b>Actual cost to pay maintenance personnel</b>	
<b>Lock Changes at Resident Request</b>	<b>\$25.00 – first lock \$50.00 – Additional lock changes</b>	
<b>Mailboxes:</b>	<b>\$20.00</b>	

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**Electrical**

<b>Light Fixtures</b>	<b>\$27.41 per hour and Cost of Materials</b>
<b>Switches/ Plates/Receptacles</b>	<b>\$27.41 per hour and Cost of Materials</b>
<b>Light Bulbs</b>	<b>Cost of Materials</b>

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**Appliances**

<b>Refrigerator</b>	<b>\$27.41 per hour and Cost of Materials</b>
<b>Stove</b>	<b>\$27.41 per hour and Cost of Materials</b>

**NOTE: Stove and refrigerator replacement (other than normal wear and tear) will be assessed at a replacement cost. The age of the appliance will be taken into consideration.**

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**Vacated Apartments**

**Costs Associated with Unit Turn Around  
Due to Tenant Negligence/Damage Beyond  
Normal Wear and Tear**

**\$27.41 and Cost of  
Materials**

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**Paint (provided to residents)**

**After Five Years of Residency**

**Free of Charge**

**Prior to Five Years of Residency**

**Cost of Materials**

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**Garbage Removal**

**Violation of MA Sanitary Code**

**\$35.00 and any fines  
assessed by the City.**

**Replacement of Barrels/  
Request for Additional Barrels**

**Cost of Materials**

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**Nuisance Calls**

**Erroneous Information Reported**

**\$25.00 Service Charge**

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**Extermination**

**Refusal or Failure to Prep Unit for  
Extermination**

**Contract Amount Paid by  
LHA**

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**Labor Charge: Cost will reflect rates associated with maintenance classifications.  
A minimum charge of \$10.00 will be assessed for 30 minutes or less.**

**Cost of Materials: The actual cost of materials incurred by the LHA.**