

Omaha Housing Authority Maintenance Charges

The below list outlines the current maintenance charges effective as of 12/5/2020. At move-out, no painting or carpet cleaning charges will be assessed for normal wear and tear if the tenant occupied unit for at least 1 year. If occupancy is less than 1 year, painting and carpet cleaning will be charged. Tenants who alter the painted surfaces in a manner which requires additional coats of paint to return the unit to its original color will be charged. Lock replacements and rekeying will not be completed after hours. **Items not covered in the below list are charged at the actual cost.**

LOCK CHANGES AND LOCKOUTS	
Unlock Door (business hours)	\$30 per time
Unlock Door (after business hours)	\$75 per time
Re-key/ Replace locks	\$85 each
Replace Lock	\$70 – 400 each
Replace Garage Opener	\$100 – 150
Copy of Door Key / Mailbox Key	\$15 each
Access Key Card	\$ 15 each
KITCHEN	
Refrigerator - Crisper Cover	\$50 & up
Refrigerator - Door Rails	\$25 & up
Refrigerator - Drawers	\$45 & up
Refrigerator – Door Handles	\$25 & up
Stove Drip Pans	\$7-12 each
Cabinet Hardware	\$4 each
Cabinet Door/Drawer	\$20-50 each
Sink Stopper / Crumb Cup	\$ 5 each
Microwave Door	\$80 & up

BATHROOM	
Towel Rack	\$25
Toilet Paper Holder	\$15
Mirror	\$ 20 & up
Replace Counter Top	\$ 80 & up
Replace Vanity Door/Drawer	\$20-50 each
WALLS	
Dry Wall Repair	\$50/ sq ft
Painting Walls	\$ 115 per room
Painting Ceilings	\$ 50 per room
FLOORS	
Clean Carpets	\$50 per room
Repair/Replace Linoleum or Carpet	\$4/ sq ft
Refinish hardwood floors	\$4/ sq ft
Repair LVT	\$6/ sq ft
WINDOWS & SCREENS	
Replace Glass	\$100 & up
Replace Storm Window	\$30 & up
Replace Window Screen	\$45 each & up
Replace Sliding Door Screen	\$70 each & up

Continued on the next page...

WINDOW COVERINGS	
Mini Blinds	\$25 and up
Vertical Blinds	\$35 and up
DOORS	
Replace Garage Door 9 ft.	\$750 & up
Replace Garage Door 16 ft.	\$1,200 & up
Install Interior Door	\$115 & up each
Replace Interior Door Handle	\$18 each & up
Replace Door Casing	\$30 & up
Replace Door Jamb	\$150
Replace Entry Door	\$ 225 & up
Replace Storm Door	\$225 & up
Replace Folding Door	\$90 & up
LIGHTS/ ELECTRICAL	
Replace Light Bulbs	\$4 each
Replace Light Cover	\$ 15 - 25 each
Replace Light Fixture	\$60 each & up
Replace Pull Chain Fixture	\$24 each
Replace Cover Plates (switch/outlets)	\$ 1 each
EXTERIOR	
Clean Gutters	\$125
Mow Yard	\$50/ hr
Snow Removal	\$125
Replace Frozen Wall Hydrant	\$75
Replace Mailbox & Post	\$125 & up
Replace Mailbox	\$30 & up

MISCELLANEOUS	
Replace Smoke Detector	\$50 each
Replace Smoke/CO Detector	\$75 each
Replace Furnace Filter	\$ 10 each
Dryer Vent Cover	\$25 each
Maintenance	\$40/ hr
Abandoned Personal Property/Trash in Unit	\$35 / hr + disposal fee (\$30 – 75/ load)
Abandoned Personal Property Outside of Unit	\$50 - 100 + disposal fee (\$30 – 75/ load)
Abandoned Trash Outside	\$35 - 5000
Abandoned Personal Property Storage	\$16/day
Cleaning	\$50-90/ room
Pet Waste Removal <i>(effective 1/3/21)</i>	\$20/ occurrence