

ST. CLAIR HOUSING COMMISSION
DAMAGE AND SERVICE CHARGE SCHEDULE
(11/01/2025)

When it is necessary to charge tenants for various repairs required, the St. Clair Housing Commission charges tenants our cost for supplies and materials. Labor costs will be charged in addition to material costs for time intensive damages due to negligence by the tenant, their household, or guests. Because our cost could change each time items are ordered, below you will find only an estimate of the cost of a sampling of items most commonly used. Since these prices are only estimates, they are not guaranteed and can change at any time. This list is not all inclusive, there could also be charges assessed for items not included on this list.

DESCRIPTION	PRICE	DESCRIPTION	PRICE
TOILET SEAT	17.00	Refrigerator Handle	40.00
SMOKE DETECTOR	60.00	Toilet Paper Holder	6.00
REFRIGERATOR RETAINER BAR			AT COST
TOP RETAINER BAR			25.00
MIDDLE RETAINER BAR			25.00
BOTTOM RETAINER BAR			25.00

Following are standard charges for the items listed which are inclusive of material and labor costs unless noted otherwise. Labor costs will be charged in addition to material costs for time intensive damages due to negligence by the tenant, their household, or guests. This list is not all inclusive of repairs which could warrant labor charges. If labor charges are assessed for other items, they will be computed using the current labor rates.

MISCELLANEOUS CHARGES

DESCRIPTION	PRICE
HOLES IN WALLS SMALLER THAN 1'X1'	50.00
HOLES IN WALLS BIGGER THAN 1'X1' (MATERIALS AND LABOR)	AT COST
REMOVAL OF STICKERS, PEN, CRAYON, MARKER, ETC. (PER ROOM)	25.00
TOUCH-UP PAINTING (PER ROOM)	25.00
REMOVE WALLPAPER BORDER (PER FOOT)	2.00
REMOVE WALLPAPER ON WALL (PER SQUARE FOOT)	2.00
REMOVE CARPET (WITH BACKING, PER ROOM)	50.00
SCREEN ONLY REPLACEMENT (PER SCREEN)	10.00
COMPLETE SCREEN AND FRAME REPLACEMENT (PER SCREEN)	25.00
LOCK OUT CHARGE – OUTSIDE NORMAL BUSINESS HOURS WHICH IS 8:00 TO 4:30	75.00
LOCK OUT CHARGE – DURING BUSINESS HOURS	30.00 each after 3 within 3 months
EMERGENCY LOCK CHANGE – AFTER NORMAL BUSINESS HOURS (WHICH IS 8:00AM TO 4:30PM)	AT COST
LOCK CHANGE DURING NORMAL HOURS OF MAINTENANCE OPERATION, EXCLUDING HOLIDAYS	30.00
SHED KEY	5.00
DUPLICATE MAILBOX KEY	5.00
DUPLICATE APARTMENT/ENTRANCE DOOR KEY	25.00
REMOVAL OF FOREIGN OBJECTS FROM GARBAGE DISPOSALS, SINKS, PIPES, DRAINS (DONE BY SCHC)	20.00
WORK ON TOILETS – OVERFLOWING, PULLING (DUE TO NEGLIGENCE)	AT LABOR COST
SEWER/DRAIN CLEAN OUTS DUE TO NEGLIGENCE (BY CONTRACTOR)	AT COST
TRASH REMOVAL (PER HOUR FEE TO INCLUDE LABOR AND MATERIALS, MINIMUM 1 HOUR CHARGE)	30.00 PER HOUR
DOOR REPAIR/REPLACEMENT – NORMAL BUSINESS HOURS (LABOR COSTS IN 15 MINUTE INCREMENTS WILL BE ADDED TO MATERIAL COSTS FOR DAMAGES DUE TO NEGLIGENCE – MINIMUM CHARGE WILL BE \$50.00)	AT COST

DOOR REPAIR/REPLACEMENT – AFTER HOURS (LABOR COSTS WILL BE ADDED TO MATERIAL COST AT THE AFTER-HOURS RATE)	AT COST
WINDOW REPLACEMENT	AT COST
BOARDING UP WINDOWS – AFTER MAINTENANCE HOURS OF OPERATION	AT COST
REPLACEMENT OF CARPET AND VINYL (REPLACEMENT WILL BE DETERMINED BY NUMBER OR SIZE OF STAINSS, BURN HOLES, OR OTHER DAMAGE BEYOND NORMAL WEAR AND TEAR.)	AT COST
REPAIRS TO CARPET AND VINYL	
CARPET STAINS	50.00
BURN HOLES IN CARPET	50.00
SCRATCHES/CUTS	50.00
REPLACEMENT OF CARPET SQUARES (MATERIAL AND LABOR)	AT COST
REPLACEMENTS OF REFRIGERATOR DOOR, STOVE TOP OR SIDE, REFRIGERATOR, OR STOVE (MATERIALS AND LABOR IF APPL.)	AT COST
REPAIRS TO CUPBOARDS AND COUNTER TOPS (MATERIAL AND LABOR)	AT COST
Blind Slats	2.00
Blind Rack	50.00
COURT FEES (TO INCLUDE ATTORNEY FEES, MAILING CHARGES, FILING FEES, ETC.)	AT COST AND PURSUANT TO STATE LAW
PEST CONTROL SERVICES DUE TO TENANT NEGLIGENCE	AT COST
PAINTING DUE TO NEGLIGENCE	AT COST
SMOKE DETECTOR REPAIR/REPLACEMENT FEE IF MISSING DUE TO TENANT NEGLIGENCE (LABOR CHARGE IS PER PERSON COMPUTED IN 15 MIN. INCREMENTS, MINIMUM OF 1 HOUR)	AT COST
EXCESS UTILITY CHARGE	
CHARGE PER ADDITIONAL FREEZER OR REFRIGERATOR	\$100.00
CHARGE PER SEASON FOR USE OF AIR CONDITIONING	\$100.00