

SPRINGFIELD HOUSING AUTHORITY

200 North 11th Street
Springfield, IL 62703
(217) 753-5757

2026 Maintenance Tenant Charge Schedule

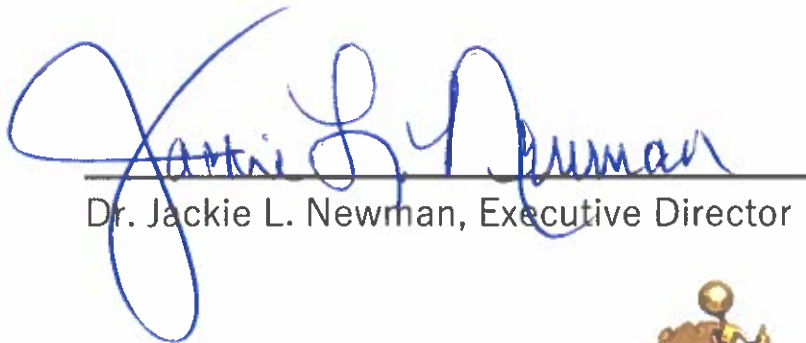
Public Notice

Attached is the 2026 Maintenance Tenant Charge Schedule.

The posting period for the Schedule is September 24, 2025, thru October 24, 2025.

This Maintenance Tenant Charge Schedule shall become effective on January 1, 2026. Comments will be accepted through close of business on Friday, October 24, 2025. Please direct comments to Robb Stark, Procurement Specialist, at 217-753-5757 ext. 232 or by email at robbs@sha1.org. You may also mail your comments to:

Springfield Housing Authority
ATTN: Robb Stark, Procurement Specialist
200 North 11th Street
Springfield, IL 62703


Dr. Jackie L. Newman, Executive Director

9-22-2025
Date



2026 Proposed Maintenance Tenant Charge Schedule				
Air Conditioner	Description	2025 Replacement Cost	2026 Replacement Cost	Proposed Change
	Floor vent covers	Current market value	Current market value	
	PTAC Covers	\$175.00	\$175.00	
	PTAC unit+ Assembly (Hirises only)	\$1,350.00	\$1,350.00	
	PTAC ducting kit (for newer model PTACs)	N/A	\$350.00	New item
	Wall vent cover	Current market value	Current market value	
Refrigerator	Description	2025 Replacement Cost	2026 Replacement Cost	
	Crisper Pan 15 CF - 18 CF	\$45.00	\$45.00	
	Drawer (Other than crisper)	\$80.00	\$80.00	
	Freezer Door Handle	\$40.00	\$40.00	
	Light Bulb - appliance	\$3.00	\$3.00	
	Refrigerator Door Gaskets	\$125.00	\$125.00	
	Freezer Door Gasket	\$125.00	\$125.00	
	Refrigerator Door Handle	\$45.00	\$45.00	
	Refrigerator, 15 Cu Ft	\$700.00	\$700.00	
	Refrigerator, 18 Cu Ft	\$800.00	\$800.00	
	Shelf	\$35.00	\$35.00	
	General Appliance Repair	See hourly wage rates at bottom	See hourly wage rates at bottom	
Stove - Electric	Description	2025 Replacement Cost	2026 Replacement Cost	
	Bake Element	\$80.00	\$80.00	
	Broil Element	\$80.00	\$80.00	
	Broiler Pan	\$35.00	\$35.00	
	Drip Pan 6"	\$10.00	\$10.00	
	Drip Pan 8"	\$10.00	\$10.00	
	Drip Ring 6"	\$9.00	\$9.00	
	Drip Ring 8"	\$9.00	\$9.00	
	Filter	\$10.00	\$10.00	
	Grid Assembly for Broiler Pan	\$25.00	\$25.00	
	Knob -- Stove	\$10.00	\$10.00	
	Large Burner	\$30.00	\$30.00	
	Large Burner Pan	\$10.00	\$10.00	
	Light Lens	\$35.00	\$35.00	
	Oven Door Handle	\$20.00	\$20.00	
	Oven Door Hinge	\$25.00	\$25.00	
	Oven Rack	\$30.00	\$30.00	
	Range Hood	\$95.00	\$95.00	
	Range, 20" Electric	\$485.00	\$485.00	\$575.00
	Range, 30" Electric	\$500.00	\$500.00	\$600.00
	Small Burner	\$20.00	\$20.00	
	Small Burner Pan	\$10.00	\$10.00	
	Safety element (includes labor)	\$175.00	\$175.00	
Stove - Gas	Description	2025 Replacement Cost	2026 Replacement Cost	
	Broiler Pan	\$15.00	\$15.00	
	Burner - Back	\$50.00	\$50.00	
	Burner - Front	\$50.00	\$50.00	
	Filter	\$17.00	\$17.00	
	Knob - Stove	\$10.00	\$10.00	
	Light Lens	\$35.00	\$35.00	
	Oven Burner 6"	\$28.00	\$28.00	
	Oven Door Handle	\$40.00	\$40.00	
	Oven Door Hinge Left/Right	\$15.00	\$15.00	
	Oven Rack	\$35.00	\$35.00	
	Gas Range Hood	\$100.00	\$100.00	
	Range, 30" Gas	\$750.00	\$750.00	
Washer/Dryer/Dishwasher	Description	2025 Replacement Cost	2026 Replacement Cost	
	Washer/Dryer repairs	Service fee, plus parts, and damages	Service fee, plus parts, and damages	
	Washer/Dryer replacement	Current market cost plus installation	Current market cost plus installation	
	Dishwasher repairs	Service fee, plus parts, and damages	Service fee, plus parts, and damages	
	Dishwasher replacement	Current market cost plus installation	Current market cost plus installation	
Garbage Disposal	Description	2025 Replacement Cost	2026 Replacement Cost	
	Garbage Disposal	\$150.00	\$150.00	
Plumbing	Description	2025 Replacement Cost	2026 Replacement Cost	
	Ballcock Assembly	\$15.00	\$15.00	
	Connect gas dryer	\$40.00	\$40.00	
	Drain Stopper-Rubber	\$5.00	\$5.00	
	Flush Handle	\$10.00	\$10.00	
	Handheld Shower Head	\$25.00	\$25.00	
	Lavatory Faucet 2 handle- complete	\$105.00	\$105.00	
	Medicine Cabinet Mirrors	\$18.00	\$18.00	
	Medicine Cabinet-Handicapped	\$350.00	\$350.00	
	Medicine Cabinet-Others	\$250.00	\$250.00	
	Medicine Cabinet-Slant	\$200.00	\$200.00	
	Medicine Cabinet-Raise/Lower	Min 1hr labor plus parts	Min 1hr labor plus parts	
	P-trap - plastic	\$10.00	\$10.00	
	Shower Curtain Rod & brackets/pr	\$17.00	\$17.00	
	Shower Head	\$15.00	\$15.00	
	Shower/Tub Grab Bar	\$65.00	\$65.00	
	Soap Dish - wall mounted	\$7.00	\$7.00	
	Toilet Bowl Only	\$75.00	\$75.00	
	Toilet Paper Brackets	\$10.00	\$10.00	
	Toilet Paper Holder	\$10.00	\$10.00	
	Toilet Paper Roller	\$7.00	\$7.00	
	Toilet Seat & Lid -Handicapped	\$45.00	\$45.00	

	Toilet Seat & Lid - Regular	\$25.00	\$25.00	
	Toilet Supply Line - PVC	\$5.00	\$5.00	
	Toilet Tank Flapper	\$7.00	\$7.00	
	Toilet Tank Lever	\$7.00	\$7.00	
	Toilet Tank Only	\$75.00	\$75.00	
	Toilet, Wax Gasket Set	\$10.00	\$10.00	
	Toilet - COMPLETE/Regular	\$150.00	\$150.00	
	Toilet - COMPLETE/Handicapped	\$175.00	\$175.00	
	Toilet- COMPLETE/REAR FLUSHING	\$485.00	\$485.00	
	Toothbrush Holder - wall mounted	\$7.00	\$7.00	
	Towel Bar Bracket/pr	\$10.00	\$10.00	
	Towel Bar, 18"	\$10.00	\$10.00	
	Towel Bar, 24"	\$10.00	\$10.00	
	Towel Bar, 36"	\$10.00	\$10.00	
	Tub Spout w/diverter Chrome	\$15.00	\$15.00	
	Tub/Shower Faucet w/handle	\$150.00	\$150.00	
Carpentry	Description	2025 Replacement Cost	2026 Replacement Cost	
	Additional Shelving in Closets (Villas)	\$50.00 Plus Labor	\$50.00 Plus Labor	
	Countertop Replacement Kitchen	Current market value	Current market value	
	Baseboard (per foot)	\$5.00	\$5.00	
	Baseboard, corners 2"	\$5.00	\$5.00	
	Baseboard, corners 4"	\$5.00	\$5.00	
	Handrail brackets/pr	\$10.00	\$10.00	
	Kitchen cabinet drawer	Current market value	Current market value	
	Kitchen cabinets replace	Current market value	Current market value	
	Paint, standard eggshell white/per gallon	\$40.00	\$40.00	
	Paint, primer per gallon	\$35.00	\$35.00	
	Paint, re-primer from smoking	Current market value	Current market value	
	Repair holes in walls 1" - 5"	30.00 per hole	30.00 per hole	
	Repair holes in walls 6" or more	40.00 per hole	40.00 per hole	
	Standard drywall/per sheet	\$25.00	\$25.00	
	Stair treads (each)	\$15.00	\$15.00	
Cleaning	Specialized services for blood clean-up, bodily fluids (urine, feces, etc.)	Current rate provided by outside contractor - \$1,500.00	Current rate provided by outside contractor - \$1,500.00	

The charges for cleaning and preparing a unit that has been damaged beyond normal wear and tear will be assessed based on the material replacement costs, hourly service fee and will be inclusive of but not limited to: carpet cleaning, mopping floors, cleaning the bathroom (s), cleaning the kitchen, cleaning the appliances, walls, etc.

Detectors	Description	2025 Replacement Cost	2026 Replacement Cost	
	Carbon monoxide detector	\$50.00	\$50.00	
	Smoke and CO2 detector (hardwired)	\$55.00	\$55.00	
	Smoke Detector (battery)	\$20.00	\$20.00	\$30.00
	Smoke Detector (hardwired elec/photo eye)	\$110.00	\$110.00	
	Smoke Detector (el w/battery backup)	\$65.00	\$65.00	
Drawers/Doors	Description	2025 Replacement Cost	2026 Replacement Cost	
	Bi-Fold Door; 24"	\$140.00	\$140.00	
	Bi-Fold Door; 30"	\$150.00	\$150.00	
	Bi-Fold Door; 36"	\$160.00	\$160.00	
	Closet Door	Current market value	Current market value	
	Deadbolt	\$65.00	\$65.00	
	Door Jamb	Current market value	Current market value	
	Door lock/knob - entry	\$55.00	\$55.00	
	Door lock/knob - passage	\$22.00	\$22.00	
	Door lock/knob - privacy	\$25.00	\$25.00	
	Drawer Guide	Current market value	Current market value	
	Entry knob & deadbolt	Current market value	Current market value	
	Exterior Entry Door	Current market value	Current market value	
	Interior Door	Current market value	Current market value	
	Kick Plate	\$45.00	\$45.00	
	Strike Plate	\$15.00	\$15.00	
	Secure and automated facility entry doors	Service call, parts, and damages	Service call, parts, and damages	
Storm Doors	Description	2025 Replacement Cost	2026 Replacement Cost	
	Closer - Heavy Duty	\$35.00	\$35.00	
	Glass	\$65.00	\$65.00	
	Handle	\$10.00 - \$65.00	\$10.00 - \$65.00	
	Latch	\$15.00	\$15.00	
	Panel	\$20.00	\$20.00	
	Screen - Security	Current market value	Current market value	
	Screen - Standard	Current market value	Current market value	
	Storm Door complete with screen	Current market value	Current market value	
Electrical/Lighting	Description	2025 Replacement Cost	2026 Replacement Cost	
	220 Outlet Receptacle	\$15.00	\$15.00	
	40,60,75 watt Bulbs /and Corresponding CFLs	\$7.00	\$7.00	\$10.00
	Basement Fixture	\$50.00	\$50.00	
	Bathroom Fixture	\$30.00	\$30.00	
	Bedroom Fixture	\$35.00	\$35.00	
	Cable Plate	\$1.00	\$1.00	
	Cover Plate, Blank	\$1.00	\$1.00	
	Cover Plate, Duplex	\$1.00	\$1.00	
	Cover Plate, light switch - double	\$1.00	\$1.00	
	Cover Plate, light switch - single	\$1.00	\$1.00	

	Exhaust fan	Current market rate	Current market rate	
	Fluorescent Fixture	\$115.00	\$115.00	
	Fluorescent U Tube	\$15.00	\$15.00	
	Globe 10"	\$18.00	\$18.00	
	Globe 12"	\$20.00	\$20.00	
	Globe 8"	\$15.00	\$15.00	
	Globe, porch	\$12.00	\$12.00	
	Globe, porch (Johnson Park)	\$35.00	\$35.00	
	Ground Fault Interrupter (GFI)	\$18.00	\$18.00	
	Hallway Fixture	\$15.00	\$15.00	
	Kitchen Fixture	\$60.00	\$60.00	
	Light Switch/double wall	\$5.00	\$5.00	
	Light Switch/single	\$5.00	\$5.00	
	Porch fixture	\$12.00	\$12.00	
	Receptacle, duplex	\$5.00	\$5.00	
	Switch, Dimmer	\$10.00	\$10.00	
	Thermostat	\$50.00	\$50.00	\$65.00
	Thermostat (Villas)	\$75.00	\$75.00	
	Thermostat, tamper proof	\$75.00	\$75.00	

Floor Covering	Description	2025 Replacement Cost	2026 Replacement Cost	
	Carpet (per yard) w/labor & padding	Current market rate	Current market rate	
	Carpet cleaning of unit	\$250.00 - \$500.00 Based on unit size	\$250.00 - \$500.00 Based on unit size	
	Linoleum (per yard)	Current market rate	Current market rate	
	Pet cleanup, common area, interior	Current market rate per sq/ft	Current market rate per sq/ft	
	Replace damaged tile	Labor + Current market rate per sq/ft	Labor + Current market rate per sq/ft	
	Replace damaged tile caused by urine	Labor + Current market rate per sq/ft	Labor + Current market rate per sq/ft	
	Square Floor Tile Each	\$3.00	\$3.00	

Kitchen	Description	2025 Replacement Cost	2026 Replacement Cost	
	Faucet aerator	\$7.00	\$7.00	
	Kitchen Faucet w/o sprayer	\$150.00	\$150.00	
	Kitchen Faucet w/ sprayer	\$165.00	\$165.00	
	Sink strainer/complete	\$15.00	\$15.00	

Locksmith	Description	2025 Replacement Cost	2026 Replacement Cost	
	Residence Key - Hirises - issued by SHA staff	\$25.00	\$25.00	
	Key Fob - Hi Rises	\$10.00	\$10.00	
	Keys (extra)	\$25.00	\$25.00	
	Lock Change per door	\$60.00	\$60.00	
	Lockout During Regular Hours	\$44.00	\$44.00	
	Lockout After Regular Hours	\$88.00	\$88.00	
	Mailbox key - issued by SHA staff	\$10.00	\$10.00	
	Laundry Card- Hirises-issued by SHA staff	\$5.00	\$5.00	
	UBP Mailbox key - issued by USPS	\$3.00	\$3.00	

LOCK CHANGES MUST BE REQUESTED THROUGH THE ASSET MANAGER AND/OR DEPUTY DIRECTOR.

Miscellaneous	Description	2025 Replacement Cost	2026 Replacement Cost	
	Cable TV box (return to vendor)	\$25.00	\$25.00	
	SHA common area computer reset	\$45.00 per hour	\$45.00 per hour	
	Clogging garbage chutes with large items, kitty litter, etc...	\$50.00	\$50.00	
	Common area damage: Entry/Exit doors	Current market rate for parts and labor	Current market rate for parts and labor	
	Common area damage: TV/Cable box/Remote	Replacement costs	Replacement costs	
	Common area damage: Furniture	Replacement costs	Replacement costs	
	Damage by fire to stove by unattended cooking	\$100.00 if still serviceable	\$100.00 if still serviceable	
	Damage to laundry room equipment or appliances	Current market rate for parts and labor	Current market rate for parts and labor	
	Dish and housewares removal at move-out	\$50.00	\$50.00	
	Gutter cleaning	Current market rate	Current market rate	
	Gutter system and downspout repair/replace	Current market rate for parts and labor	Current market rate for parts and labor	
	Handrail repair/replacement	Current market rate	Current market rate	
	Inadvertent setting off of fire alarm	\$100.00 plus damages	\$100.00 plus damages	
	Install/remove/relocate wall mounted TVs	Min 1 hour labor plus damage waiver	Min 1 hour labor plus damage waiver	
	Install/remove/relocate pictures, clocks, etc.	Min 1 hour labor plus damage waiver	Min 1 hour labor plus damage waiver	
	Mailbox - post only	\$45.00	\$45.00	
	Mailbox, Post Mounted	\$20.00	\$20.00	
	Mailbox, Slot, Door	\$35.00	\$35.00	
	Relight pilot light	\$35.00	\$35.00	
	Satellite dish removal and recycling	\$35.00	\$35.00	
	Unauthorized use of an emergency exit	\$100.00 reset fee	\$100.00 reset fee	
	Water heater, 40 gal electric	\$550.00	\$550.00	
	Water heater, 40 gal gas	\$850.00	\$850.00	

Painting - Service charge of \$40.00 per hour to prepare for painting services.

Painting preparation inclusive of but not limited to:

Drywall repair, patching and sanding, water damage repair, prime coating, re-priming and additional painting due to tenant smoking in unit, etc.

Pest Control	Description	2025 Replacement Cost	2026 Replacement Cost	
	60 Gallon Trash Bags (Each)	\$1.00	\$1.00	
	Bed Bug Blocker Mattress Covers Twin	\$55.00	\$55.00	
	Bed Bug Blocker Mattress Covers Full	\$65.00	\$65.00	
	Bed Bug Blocker Mattress Covers Queen	\$70.00	\$70.00	
	Bed Bug Blocker Mattress Covers King	\$75.00	\$75.00	
	Failure to be prepared for Bed Bug Treatment	\$100.00	\$100.00	
	Failure to be prepared for General Pest Treatment	\$50.00	\$50.00	
	General Pest Control	\$100 for 1/2 bdr, \$125 for 3/4/5 bdr	\$100 for 1/2 bdr, \$125 for 3/4/5 bdr	\$110 for 1/2 bdr, \$135 for 3/4/5 bdr
	Removal of Items/Bed bugs/Mattresses/furniture, etc.	\$60.00 per item	\$60.00 per item	
	Termite Treatment (initial treatment and installation)	\$700.00	\$700.00	\$700.00
	Termite Treatment (annual servicing of traps)		\$300.00	\$300.00
	Wrapping furniture/mattress for bed bug treatment	\$10.00 per item	\$10.00 per item	
Plumbing (Misc)	Description	2025 Replacement Cost	2026 Replacement Cost	
	Sump Pump	\$200.00	\$200.00	\$350.00
	Unclog Drains (toilet/sink/tub)	\$40.00 per hour	\$40.00 per hour	
	Maintenance fee to unclog drain after 1st Call	\$40.00	\$40.00	
Trash pick up/hauling	Description	2025 Replacement Cost	2026 Replacement Cost	
	Failure to return Waste Container	\$75.00	\$75.00	
	TV Removal/Disposal Fee	\$ 60 Per TV left on Property+ Vendor Disposal Fee	\$ 60 Per TV left on Property+ Vendor Disposal Fee	
	Tire Disposal Fee	\$20 Per Tire left on Property	\$20 Per Tire left on Property	
	\$60.00 per item (see below) plus dumping fee of \$4	\$0.00	\$0.00	

Trash pick up/hauling is inclusive of, but not limited to: large appliances, carpet, sofas/loveseats, large chairs, small chairs, large tables, small tables, mattresses/box springs, headboards, footboards, dressers, boxes/bags of trash, yard waste removal, etc. Please note that any refuse left that is deemed "hazardous waste" such as used tires, paint, chemicals, old computers, CRT TVs, monitors, etc. will include additional charges for disposal. Additional charges may also apply at the current market rate above in addition to the charges listed above. (For Example: The cost to have a CRT TV removed would be \$60+ applicable disposal fees charged to the SHA for proper disposal of the item.)

Windows	Description	2025 Replacement Cost	2026 Replacement Cost	
	Cabinet Hinges	\$10.00	\$10.00	
	Heat Register	\$15.00	\$15.00	\$18.00
	Mini blinds, 23" - 27"	\$18.00	\$18.00	\$20.00
	Mini blinds, 28" - 39"	\$20.00	\$20.00	\$23.00
	Mini blinds, 40" - 60"	\$25.00	\$25.00	\$28.00
	Mini blinds, 61" - 72"	\$32.00	\$32.00	\$34.00
	Replace Glass - window/door	Current market rate	Current market rate	
Screens	Description	2025 Replacement Cost	2026 Replacement Cost	
	Small screen	\$45.00	\$45.00	
	Large screen	\$63.00	\$63.00	
	Tenant will pay a per hour labor rate of \$35.00 in addition to the cost of the screens			
	Window lock (various)	Current market rate	Current market rate	
Grounds	Description	2025 Replacement Cost	2026 Replacement Cost	
	Grass Mowing	\$100.00 per mow + any fines levied against the SHA by the City if applicable as a result of failure to maintain property	\$100.00 per mow + any fines levied against the SHA by the City if applicable as a result of failure to maintain property	
	Cleaning of A/C clogged by grass clippings	\$35.00 per hour	\$35.00 per hour	
	Damage to lawn from vehicles	Third Party cost	Third Party cost	
	SHA repairs - seed lawn (Min 1 hour)	\$35.00 per hour	\$35.00 per hour	
Labor rates/per hour	Description	2025 Replacement Cost	2026 Replacement Cost	
	Carpenter	\$44.00	\$44.00	
	Engineer	\$40.00	\$40.00	
	Painter	\$32.00	\$32.00	

Please note that a minimum of one hour labor rate, based on type of work, will be charged for all maintenance request. This charge is in addition to the replacement cost of the item.
Example: To replace a kitchen faucet will cost \$40 per hour + \$53.00 for the part for a total of \$83.00.
If it takes 2 hours to replace the faucet it will cost \$133.00 (2 hours X \$40 per hour=\$80.00+\$53.00 for the part).

**** SPECIAL NOTICE ****

The above pricing is intended to be applied to public housing units. Madison Park Place and Lincolnwood Estates are managed properties, not public housing, and due to it's construction being newer than other locations, costs for the above listed schedule items may exceed the published pricing based on current market value of replacement items.

This Maintenance Tenant Charge Schedule shall become effective on January 1, 2026.