

Housing Authority of Joliet's Basic Tenant Repair and/or Replacement Charge Listing October 01, 2025

Appliance Charges

Air Conditioner Replacement	\$450.00*
Furnace Replacement	\$At Cost*
Oven/Stove Replacement (Gas)	\$446.00*
Oven/Stove Replacement (Electric)	\$478.00*
Refrigerator Replacement (Family)	\$597.00*
Refrigerator Replacement (Senior)	\$597.00*

Miscellaneous Charges

Carbon Monoxide Detector	\$ 62.00*
Garbage Can Replacement	\$At Cost*
Key Replacement (metal)	\$ 15.00
Key Card Replacement (key cards)	\$ 15.00
Lock-Out Service Charge	
• All Sites: Normal Business Hours	No Charge
• Family/Senior Site: Sat Hours+	\$ At Cost+
• Family/Senior Site: Sun Hours+	\$ At Cost+
Smoke Detector	\$ 39.21*
Smoke Detector Batteries	No Charge
Tire/Trash Removal from Property	\$At Cost+

Current Maintenance Labor Charge

As of July 01, 2021, the Housing Authority of Joliet's current labor cost is \$31.44 per hour. This amount is subject to contract adjustment.



Basic Carpentry Charges

Bathroom – Tissue Holder	\$ 8.96*
Cabinet Replacement	\$At Cost*
Door – Dead Bolt	\$ 77.23*
Door – Knob with Lock	\$ 80.01*
Door – Knob without Lock	\$ 17.27*
Door – Stop	\$ 3.00*
Floor Tile Repair (per tile)	\$ 1.50*
Lock Change (per lock)	\$ 42.00*
Medicine Cabinet (Family)	\$ 92.00*
Medicine Cabinet (Highrise)	\$ 92.00*
Window – Replacement	\$ 37.00*
Window – Screen Repair	\$ 15.00*
Window – Thermopane	\$At Cost*

Basic Electrical Charges

Light Bulb – Appliance	\$ 1.87*
Light Bulb – Ceiling	\$ 6.00*
Light Fixture – Bathroom	\$ 25.00*
Light Fixture – General	\$ 60.00*
Light Fixture – Hallway	\$ 25.00*
Light Fixture – Kitchen	\$ 40.00*
Light Fixture – Utility Room	\$ 31.00*
Thermostat – Family	\$ 45.00*
Thermostat – Highrise	\$ 76.00*

Basic Plumbing Charges

Sink Replacement	\$ 90.00*
Toilet – Unit Replacement	\$ XXXX*
Toilet – Bowl Replacement	\$141.00
Toilet – Seat Replacement	\$ 32.00*
Toilet – Tank Replacement	\$ 108.00*
Faucet – Kitchen	\$ XXXX*
Faucet – Bathroom	\$ XXXX*

- This **Basic Tenant Repair and/or Replacement Charge Listing** is subject to adjustment upon 30 day posted notice due to increased material and/or maintenance labor costs and does not apply to work performed by any non-Housing Authority employee, i.e. contracted vendors and/or professional repair service companies.
- Items that are repaired and/or replaced along with maintenance labor charges are billed on the following month's rent statement and must be paid in full no later than the 1st of each month in which the charge has been billed to a tenant's account.
- All tenant damaged items are billed according to the current material replacement cost and the current maintenance labor cost (adjusted annually as of July 01 of each calendar year).
- (*) Signifies that maintenance labor is a separate fee from the cost of the repaired/replaced item.
- (+) Signifies that maintenance labor will be assessed at an overtime or double time rate, depending upon the call out day and time.