

**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 1<sup>st</sup> 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.