

LIVONIA HOUSING COMMISSION

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NON-ROUTINE MAINTENANCE CHARGES APPENDIX C
Livonia Housing Commission
Low Rent Projects MI 55-1, 2, & 4
Newburgh Village / Silver Village / COH

RESOLVED #5-11

“that after having reviewed and discussed various proposed charges for non-routine maintenance requests, and after having discussed charges imposed by other Michigan Housing Commission’s for similar non-routine services, the Housing Commission hereby adopts the following fee-charge list for properties under management:

<u>Item</u>	<u>Charge</u>
Lock-outs (after business hours)	\$30.00
Damaged screens	\$20.00 plus materials
Damaged windows	\$20.00 plus materials
Patching of holes in walls-doors	\$20.00 plus materials
Resident reports emergency	
-not home when maintenance arrives	\$20.00 –1 st , \$35.00 – 2 nd , \$50.00- 3 rd
Plugged toilet (foreign object)	\$20.00
Plugged sink (foreign object)	\$20.00
Garbage disposal (foreign object)	\$20.00
Smoke detector missing	\$20.00 plus cost of new detector
Smoke detector battery missing	\$20.00 plus cost of new battery
Carbon Monoxide Detector missing	\$20.00 plus cost of new detector
No Heat (furnace switch off)	\$20.00
Unauthorized changing of entry lock	\$50.00 plus the cost of the new lock and key replacement, if missing.



NON-ROUTINE MAINTENANCE CHARGES

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RESOLVED # 5-15

“that after having reviewed and discussed Livonia Housing Commission Resolution #5-11 which establishes fees and charges for resident damages and excess wear and tear on apartments and after having examined the list of damages and charges and the need to add additional items and revise certain fees the Housing Commission hereby amends LHC Resolution #5-11 and adds the following:

<u>Item</u>	<u>Charge</u>
Apartment key replacement	\$15.00 ea
Entry door key replacement	\$15.00 ea
Mailbox key replacement	\$15.00 ea
Key FOB replacement	\$15.00 ea.
Damaged Window Blinds	\$50.00
Furniture refuse placed in/by dumpsters at #55-1 & #55-2, and when LHC staff is required to dispose of refuse	Actual maintenance time to take to landfill
Vacating tenant cleaning charges and/or excessive dirt and debris	\$100.00

Any repairs that are not due to normal wear and tear will be charged at time and the cost of materials.

Approved at LHC Meeting of February 17, 2011

Approved at LHC Meeting of January 15, 2015