

Bridgeport Housing Authority - Maintenance Charges and Fines

1. Maintenance charges for ALL sites will be based on the actual cost for labor and materials.
2. Any City fines incurred by BHA on a tenant's behalf for failure to comply with City ordinances shall be accessed directly to the tenant whose failure to comply is the basis for the fine.
3. Fees related to Summary Process actions brought by the Authority against residents in ALL sites are charged and payable as follows:

Filing Fee for Summons and Complaint	Actual Cost
Attorneys Fees *	Actual Cost
Marshal fee for service of Notice to Quit	Actual Cost
Marshal fee for service of Summons and Complaint	Actual Cost
Marshal fee for service of execution for eviction	Actual Cost
Marshal fee for actual eviction	Actual Cost

*The BHA may only charge Attorney's fees after the filing of the Summons and Complaint with the Housing Court.

4. The late charge will be **\$25.00** for any unpaid charges if not paid within **ten (10)** days of date due.
5. Lockouts during working hours will be a **\$15.00** fine. Lockouts received after working hours; tenant will be responsible for any costs incurred by the housing authority, including but not limited to the cost for overtime for maintenance staff to come to site to open the door, or the cost to repair a lock and/or the cost to repair a door that has been forced open.

6. Cost for a new lock:

Cylinder	<u>\$ 50.00 per door</u>
Whole new lock	<u>\$150.00 per door</u>

Costs at Greene Homes	Door	<u>\$237.00</u>
	Lock	<u>\$325.00</u>
	Core	<u>\$ 70.00</u>
	Cylinder	<u>\$ 27.00</u>

Costs at Trumbull Gardens	Townhouse Door and Lock	<u>\$750.00</u>
	Lock	<u>\$375.00</u>
	Core	<u>\$ 18.00</u>

Bldg 10 and 11	Door and lock	<u>\$375.00</u>
	Lock	<u>\$ 99.00</u>
	Core	<u>\$ 54.00</u>

7. Cost for unauthorized lock change without housing's approval: **\$50.00**
8. Window Air Conditioners: **\$20.00** per month; Charges run from June through August, for those sites where BHA pays for utilities
9. Second Freezer **\$6.00** per month, for those sites where BHA pays for utilities.
 Tenant Owned Refrigerador/Freezers: **\$20.00 per month**
10. Replacement of Keys:

Laundry room	<u>\$10.00</u>	Apartment key	<u>\$20.00</u>
Mail box key	<u>\$15.00</u>	Common area key:	<u>\$20.00</u>
11. Smoking in hallways or common areas INSIDE buildings : **\$50.00**
12. Failure to place garbage in proper receptacle (dumpster or trash can) and/or failure to curb garbage or remove garbage from premises: **\$75.00**

NOTE: If BHA has to remove garbage in bulk (mattresses, furniture, car parts, etc) from the property, charges will be the cost incurred by BHA to bring items to City dump.

13. Unclogging of toilet, sink and/or tub caused by tenant during working hours (8 am – 5 pm): **\$30.00 routine** Causing main stop up in pipes: fine ranges from **\$75.00-\$300.00**
Unclogging of toilet, sink and/or tub caused by tenant received after normal working hours; tenant will be responsible for any costs incurred by the housing authority, including but not limited to the cost for repaid as well as overtime paid for maintenance staff to come to site to fix the clog.
14. Refusal to allow exterminator to exterminate and/or failure to comply with instructions necessary to exterminate: **\$100.00**
15. Failure to clean up after dog: **\$50.00**
16. Illegal parking in the following areas including, but not limited to: fire lanes, blocking fire hydrants, side streets marked as non parking areas, blocking access to a dumpster, grassy areas and/or on the yard: **\$50.00**, If vehicle is towed off property by management, cost is: **\$200.00**
17. Reinstalling smoke detectors/other Fire Safety equipment due to tenant caused damage or removal by household first occurrence **\$50.00** fine, plus labor and materials, second occurrence **\$100.00** fine plus labor and materials.
18. Dismantling or tampering with Range hoods: **\$75.00**
19. Charge for failure to cut grass and/or failure to remove snow for those designated sites: **\$50.00 - \$200.00**
If BHA has to cut grass and/or remove snow, the charge incurred by tenant will depend on square footage and manpower needed
20. Blocked egress (ie., air conditioner in room with only one window, furniture, etc), first occurrence after written warning, **\$50.00** fine; second occurrence **\$100.00** fine; during REAC inspections **\$150.00** fine.
21. Noise complaints after first written warning (ie. loud music, yelling, screaming, etc.): **\$50.00**
22. Resident found using kitchen stoves to supplement their heat creating a Health/Safety violation: **\$50.00**
23. REFRIDGERATOR: (Damaged beyond normal wear and tear)

	12 Cu. Ft	18 Cu. Ft
Less than 1 year old	<u>\$485.00</u>	<u>\$485.00</u>
1 to 2 years old	<u>\$370.00</u>	<u>\$370.00</u>
2 to 3 years old	<u>\$260.00</u>	<u>\$260.00</u>
3 to 4 years old	<u>\$240.00</u>	<u>\$240.00</u>
4 to 5 years old	<u>\$200.00</u>	<u>\$200.00</u>
5 to 6 years old	<u>\$175.00</u>	<u>\$175.00</u>
6 to 7 years old	<u>\$145.00</u>	<u>\$145.00</u>
7 to 8 years old	<u>\$125.00</u>	<u>\$125.00</u>
8 to 9 years old	<u>\$ 85.00</u>	<u>\$ 85.00</u>
9 to 10 years old	<u>\$ 65.00</u>	<u>\$ 65.00</u>
Over ten years old	_____	_____

STOVES: (Damaged beyond normal wear and tear)

Less than 1 year old	<u>\$350.00</u>
1 to 2 years old	<u>\$300.00</u>
2 to 3 years old	<u>\$285.00</u>
3 to 4 years old	<u>\$240.00</u>
4 to 5 years old	<u>\$200.00</u>
5 to 6 years old	<u>\$180.00</u>
6 to 7 years old	<u>\$150.00</u>
7 to 8 years old	<u>\$120.00</u>
8 to 9 years old	<u>\$ 90.00</u>
9 to 10 years old	<u>\$ 60.00</u>
Over ten years old	_____

MATERIALS