

**FALL RIVER HOUSING AUTHORITY
PUBLIC HOUSING PROGRAM**

**MANAGEMENT & MAINTENANCE SERVICES FEE SCHEDULE
Effective: April 1, 2026**

Lease and Policy Violations	per Event
RENT PAYMENTS	
Past Due Rent Payment	\$25
Returned Check Fee	\$15
SMOKING VIOLATIONS	
Outside, less than 25 feet from building	\$25
Inside unit/building: 1 st violation	\$50
Inside unit/building: All other violations	\$100
OTHER FRHA POLICIES	
Pest Control Policy	\$75
Open Window Policy	\$15
Littering on Grounds, Common Areas	\$10

Management & Maintenance Services	per Event
DOOR KEYS & LOCKS	
Apartment Door Key - replacement	\$10
Electronic Key Card - replacement	\$15
Laundry Card - replacement	\$5
Apartment Lock Out ¹	\$15
Apartment Lock Out <u>after</u> FRHA hours ²	\$30
Lock Change	\$75
IN-UNIT SERVICES	
Graffiti, Wallpaper/Border - removal	\$100 + Labor
Notices of Scheduled Service- Non-compliance with written instructions for unit preparation	\$75
Range/Oven - professional cleaning	\$50
Refrigerator/Freezer - professional cleaning	\$50
Toilet - clog removal	Labor Rate
BULK WASTE REMOVAL	
Air Conditioner	\$13 each
Box Spring	\$50 each
Computer Monitor	\$10 each
Mattress	\$50 each
Microwave	\$8 each
Refrigerator / Freezer	\$13 each
Television > 27"	\$20 each
Television ≤ 27"	\$10 each
All Other Bulky Items	\$12 (up to 3 items)

¹ **Lock Out Waiver:** FRHA will waive the Apartment Lockout Fee **once per household** within any **24-month period**. Additional lock outs within the same period are subject to fees.

² **FRHA Hours of Operation:** Monday through Friday, 8:30am-4pm (excludes holidays)

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**DAMAGED & MISSING ITEMS FEE SCHEDULE
Effective: April 1, 2025**

Tenant Owned Appliances	Fee per Appliance
STAND-ALONE FREEZER	
20" Electric Range	\$468
30" Electric Range	\$445
20" Gas Range	\$500
24" Gas Range	\$544
30" Gas Range	\$478
REFRIGERATOR	
12 ft ³ Refrigerator	\$680
16 ft ³ Refrigerator	\$654

Appliance Components	Cost per Item
COOKING RANGE	
Burner (Electric Range)	\$26.95
Drip Pan 6"	\$3.19
Drip Pan 8"	\$4.33
Range Hood	\$83.99
Range Hood Filter	\$10.63
REFRIGERATOR	
Crisper Tray	\$89.90
Crisper Tray Cover	\$49.89
Door Handle	\$114.85

Plumbing	Cost per Item
Escutcheon Plate	\$31.15
Faucet - Kitchen	\$53.09
Faucet - Lavatory	\$48.86
Shower Guard	\$26.08
Shower Head - hand-held, wall mount	\$18.71
Shower Head - standard	\$6.80
Tub Spout Assembly	\$15.57

Electrical	Cost per Item
Carbon Monoxide Detector	\$41.99
Smoke Alarm	\$31.80
Smoke + CO2 Detector	\$61.39
Outlet Covers - all types	\$1.25
GFI Receptacle - 20 AMP	\$21.24
GFI Receptacle - 15 AMP	\$19.12

Bathroom Hardware	Cost per Item
Medicine Cabinet w/Mirror	\$54.00
Medicine Cabinet Shelf	\$13.99
Shower Rod	\$2.65
Shower Rod Bracket	\$1.30
Sink Stopper	\$1.25
Soap Dish	\$4.25
Toilet Paper Roller	\$0.45
Toilet Paper Roller & Holder	\$4.25
Toilet Seat	\$13.00
Toothbrush Holder	\$3.50
Towel Bar	\$3.70
Towel Bar Bracket	\$4.50
Tub Stopper	\$1.50

Doors & Locks	Cost per Item
Doorstop	\$0.75
Exterior Door - replacement	\$799.00
Interior Door - replacement	\$109.99
Lock & Door Re-enforcer	\$14.50
Passage Door Set	\$13.25
Storm Door ¹ - replacement	\$300.00
Striker Plate	\$3.25

Windows & Walls	Cost per Item
WINDOWS	
Window - replacement	\$279.52
Pane - replacement	\$105.00
Screen	\$15.00
Roller Shade	\$29.80
WALLS	
Paint (1 Gallon)	\$23.67
Paint Kit (Roller & Pan)	\$12.99

Charges shall only be applied to damaged/missing items *for which the Tenant is directly responsible*. Tenants will not be charged for damages caused by “normal wear and tear”. For any damaged/missing item *not* specified above, the Tenant will be charged the sum of: (a) **cost of materials** + (b) **current hourly labor rate**.

Position	Hourly Rate
Maintenance Mechanic.....	\$45.00
Maintenance Custodian.....	\$30.69

¹ Cost exception: Storm door replacement at Sunset Hill: \$999.98

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CONSTABLE SERVICES, COURT FEES & PHYSICAL EVICTION COSTS
Effective: April 1, 2025

Constable Service	Fee per Item
48-Hour Notice	\$50 per Adult in Household
5-Day Notice	\$15 per Adult in Household
30 Day Notice for Non-Payment	\$20 per Adult in Household
30-Day Notice for Cause	\$20 per Adult in Household
Mailing Notices per tenant (if not served in-hand)	\$1.20
Summary Process Summons and Complaint	\$20
Motions	\$20
Subpoenas	\$20
No Trespass Notices	\$15
Preliminary Injunctions	\$15
Supplementary Process	\$15
Executions (Hourly Rate 1hr. minimum)	\$30
Capias' - Notification Letter to Debtor	\$60
Civil Capias Surrender / Arrest	\$250

Court Hearings	Fee per Item
Court Case Fee	\$135
Summary Process Form	\$5
E-File Fee	\$22
Court Payment Service Fee	\$0.25

Professional Moving & Storage	Cost per Event
Cancellation: Notice > 24 Hours	\$400
Cancellation: Notice < 24 Hours	\$650
Mover Fee: 1-bedroom unit ¹	\$1,950
Mover Fee: 2-bedroom unit	\$2,950
Mover Fee: 3-bedroom unit	\$3,950
Mover Fee: 4-bedroom unit	\$4,950
Mover Fee: 5-bedroom unit	\$5,950

¹ Storage fees required by M.G.L. are included in the Mover fees (FRHA is required to pay 1st 3 months)

**FALL RIVER HOUSING AUTHORITY
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EXCESS UTILITY¹ FEE SCHEDULE
Effective: July 1, 2019

Tenant-Owned Appliances	Fee per Appliance
STAND-ALONE FREEZER	
Small (< 4 ft ³)	\$10 / month
Large (≥4 ft ³)	\$15 / month
DRYER	
in Unit	\$20 / month
in Basement	\$20/ month
AIR CONDITIONER	
Elderly/Disabled Developments	\$8 / month
Elderly-Only Developments	\$8 / month
Family Developments	\$25 / month (applied in Jun/Jul/Aug/Sep <u>only</u>)

¹ State-Aided public housing households are exempt from Excess Utility Fee Schedule.