

NEWPORT HOUSING AUTHORITY
LIST OF TENANT CHARGES
Effective 01/01/2025

Labor per hour.....	\$30.00
Labor after hours/weekends.....	\$45.00
Refrigerator Crisper Pan.....	Cost + Labor
Clean Oven/Range.....	\$20-\$45
Replace Drip Pans.....	Cost
Clean Refrigerator.....	\$20-\$45
Lawn Repairs.....	Cost + Labor
Trash hauled to dump.....	\$20-\$45 + Labor
Storage of items left in Abandoned Unit.....	Cost + Labor to remove items
Clean Lawn and/or Parking Area.....	\$20-\$45
Replace Broken Window.....	Cost + Labor
Replace Broken Screen	\$20.00
Replace Broken Light Fixture.....	Cost + Labor
Replace Bulbs (if damaged or missing).....	Cost + Labor
Replace Range Hood.....	Cost + Labor
Replace Storm Door and/or Parts.....	Cost + Labor
Repair and/or Replace interior door(s).....	Cost + Labor
Change Locks (Tenant must be at home).....	\$30.00
Replace Damaged Locks.....	\$20-\$60
New Keys, Mail Box or Door.....	\$5.00
Replace Key Fobs for Rhea Mims Hotel.....	\$5.00
Replace Inside Door Locksets.....	Cost + Labor
Pull Commode and Remove Object(s).....	\$30-\$40
Repair Holes in the Walls.....	6 inches or smaller \$20.00 + Labor Larger than 6 inches Cost + Labor
Replace NHA Issued Garbage Can.....	\$100.00
Pet Deposit-2 pets maximum per household.....	\$100.00

Cost is for needed repairs deemed exceeding normal wear and tear and includes material and labor. Increases in maintenance charges may occur, without notice, when Newport Housing Authority's cost increases. Any repair not listed will be charged on a cost plus labor basis.

Lockout during Regular Business Hours: Tenants locked out of a unit, must come by the office and present proper identification in order to receive a duplicate key at the cost of \$5.00 per key.

Lockouts after Hours/Weekends: Tenants locked out of a unit, must present proper identification to the NHA on-call representative. With proper identification the unit will be unlocked at a cost of \$45.00

A minimum charge of \$30.00 will be incurred for any work performed after regular working hours, unless an emergency exists, as determined by the NHA.

Tampering with Fire Safety Equipment:

First Offense..... Verbal Warning

Second Offense..... \$30.00

Third Offense..... \$50.00

Any further tampering with Fire Safety Equipment could result in Lease Termination

Fines Which May Charged:

Parking on the Lawn..... \$10.00

Parking in Front of Mail Box(s)..... \$10.00

Abandoned Vehicle(s)..... \$10.00

Making Minor Automobile Repairs..... \$10.00

Making Major Automobile Repairs..... \$25.00

Trash can not behind unit within 24 hours after trash day..... \$10.00

Smoke-free Policy Fines:

Fourth Violation of Notice..... \$30.00

Fifth Violation of Notice..... \$50.00

Apartment transfers other than as required by the NHA, will result in a charge of \$20.00 per bedroom plus any extraordinary cleaning and repair charges. A tenant shall be given three (3) business days to relocate, move their furniture and possessions to the new apartment. A charge of \$25.00 per day may be assessed after the allotted time expires. Exceptions or waivers may be granted for abnormal situations.

Insect spraying is performed by an exterminator contractor and/or the NHA Maintenance Department usually at no charge. Report any infestation to the office immediately.

For Bed Bugs:

First infestation..... NHA will absorb the cost

Second infestation..... Tenant will be responsible for 1/2 of the charge

Third infestation..... Tenant will be responsible for the full charge

Fourth infestation..... Lease Termination may result

For Roaches:

Any infestations must be reported to the office immediately. The NHA will determine a plan of action to control and/or eliminate any infestations.

Returned Check fee..... \$28.00

Late rent payment (after the 8th day of the month)..... \$10.00

Detainer Warrants/Court fees..... Current clerk fees & Attorney fees