

# Pleasanton Housing Authority

902 Palm St.  
Po Box 425  
Pleasanton Ks 66075

Ptownhudks.org



(913) 352-6289  
Fax (913) 352-6570  
Ptownhud@ckt.net

## Schedule of Charges 2026

Resolution No. 705

Date: 1/1/2026

30 Day comment period begins 1.1.2026

Effective 2.1.2026

These charges are for and beyond normal wear & tear maintenance  
but are not limited to this list.

- Mowing & trimming yard: \$50.00 per yard
  - Trim only: \$25.00 per yard
  - Repair holes and reseed yard: pending actual cost
- Cleaning yard and unit of debris/trash: \$25.00
- Repair of screens each:
  - \$21.34 per hour labor
- Broken screen frame:
  - pending factory cost + \$21.34 per hour labor
- Broken window :
  - pending factory cost + \$21.34 per hour labor
- Damages to siding/fascia/soffit:
  - pending actual cost + \$21.34 per hour labor  
(if an outside installer is required, pending their per-hour cost)
- Missing or broken electric outlet plates and broken outlets/switch plates:
  - pending actual cost
- Damage to door frames & door :
  - pending actual cost + \$21.34 per hour labor (repair or replacement)
- Doorknob without core :
  - actual price from vendor + shipping
- **Replacement of damaged striker plate &/or plunger :**
  - **actual price from vendor + shipping**
- Keys are \$3.50 per key –Payment is due when a key is issued.
  - Due to:
    - Replacement of Damaged, Missing
    - Wanting an additional Key

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- Rekeying Locks
    - Rekeying locks due to VAWA necessity: No charge, one-time
    - Rekeying locks providing no damage & key return : pending actual cost + \$21.34 per hour labor
  - Removal of abandoned personal property and storage for 30 days :
    - Actual cost of man hours to remove & dispose of property, mileage, cost of paper ad, and cost of storage container for the required 30 days.
    - \$21.34 per hour personal plus all costs above.
  - Tire removal :
    - pending actual cost of landfill charges + \$21.34 per hour labor
  - **Replacement of damaged doorknob with cylinder :**
    - **actual price from vendor + shipping per knob**
  - Replacement of damaged tiles :
    - \$2.00 per tile + \$21.34 per hour labor
  - Pipe insulation for A/C unit :
    - \$4.39 + \$21.34 per hour labor
  - Tenant-caused drains and sewer blockage :
    - \$21.34 per hour labor + materials and/or fixtures
  - Replacement of door magnet :
    - \$2.00
  - Removal of sticky paper from drawers & shelves :
    - \$21.34 per hour labor

## Current actual cost of materials + \$21.34 per hour of labor

- Repair of holes in the wall
- Broken interior light fixture
- Broken interior light shade
- Broken exterior light fixture
- Broken exterior light glass
- Replace closet door guides
- Replace door stops
- Outside faucet handles
- Damage to the outside faucet caused by freezing with the hose left on the faucet
- Clothesline poles/line, if the pole is replaced due to misuse
- Replace broken refrigerator parts (shelves, crispers, bars, etc.):
- Cleaning walls, stoves, refrigerators, bathrooms, cabinets, floors, windows, doors, fixtures, etc.
- Dryer vents
- Pet damage indoor/outdoor
- 9-volt batteries if removed by the tenant
- Toilet seat replacement due to tenant-caused damage, including but not limited to, failure to keep clean, dropping, or twisting

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- Refinish doors from wet towel & wet clothing damage :
  - Refinish ceiling damage due to moisture, not using the exhaust fan in the kitchen & bathroom :

## **Current actual cost of materials only**

- Curtain rods
- Carbon monoxide detectors
- Smoke detectors
- Ice trays
- Shower Curtain/hangers

## **Elderly & Disabled Units Only**

- Damages or missing trash cans :
  - pending actual cost
- Elderly site trash area, HOUSEHOLD TRASH ONLY. NO FURNITURE OR PERSONAL PROPERTY
- Light bulb replacement (no charge during leasing period), but at move-out, the tenant will be charged for any missing bulbs
  - pending actual cost + \$21.34 per hour labor

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## **HUD Requirement:**

- **All unit light fixtures must have working light bulbs installed. NO more than 60-watt bulbs should be used. All tenant-owned lighting must work and have working light bulbs installed.**
  - Do not install bulbs with a wattage higher than the fixture allows.**
- **HA does not replace family unit light bulbs**

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## **Pest Control**

Pest control between quarterly treatment or at Move Out is deemed necessary by the HA and/or pest control agency due to tenant-caused problems such as:

- Unsanitary or dirty housekeeping.
- Restriction of spraying, such as personal property, restricting spraying in any part of the unit
- Personal property that restricts quarterly pest control

The tenant will be charged for a regimen of pest treatments consisting of all proceeds the Pest Control Agency and Management deem necessary to restore the unit to a safe and sanitary condition + \$21.34 for labor.

## **Request for Files Charge**

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A tenant can request, in writing, all files used in the lease termination or 14/30 Notice, at the tenant's expense. If the files are audio or video, the tenant must provide the HA with a flash drive to transfer them; if they are unable to do so, they will be charged accordingly. Charges are as follows:

- a. All printed documents will be
  - i. Black and white: .10 cents per page
  - ii. Color: .25 cents per page
- b. PHA provided flash drive:
  - i. Pending actual cost
- c. Cost of employees' time spent compiling information for tenant
  - i. \$17.50 per hour pay
  - ii. All time is figured on an ½ hour minimum

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## Move Out Charges

- Replace missing bulbs
  - pending actual cost + \$21.34 per hour labor
- Move-out of tenant, removal of personal property deemed trash :
  - \$21.34 per hour labor + landfill charges and Mileage
- Damage charges due to tenant non-compliance:
  - If a unit is found in a dirty/unhealthy/unsanitary condition or with health-threatening pests (roaches/bedbugs, etc.):  
The tenant will be charged for a regimen of pest treatments consisting of all services the Pest Control Agency and Management deem necessary to restore the unit to a safe and sanitary condition, plus \$21.34 for labor.

If, due to the condition of the unit at the time of move-out, pest control treatments are deemed necessary, these charges will be taken out of the Security Deposit along with other items stated in Section IV Part B of your lease.

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## Notice:

All labor is figured at a minimum of ½ hour, except for smoke alarms and carbon monoxide detectors.

**Tenant-owned appliances (refrigerators, stoves, & washing machines) must be checked for seal/gasket condition.**

Smoke alarms must **never** be disabled. Keep batteries on hand to replace during non-business hours. If you cannot afford the batteries, contact the office during business hours, and they will be replaced for you.

**REMINDER:** All work orders must be called in to the office for issuance to maintenance.

**Be advised: If you call/leave a message for maintenance after hours, stating that you need an emergency housing work order, including lockouts, maintenance shows up to your unit, and you no longer need them for the emergency work order, you will be charged a \$20.00 Service call fee**

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In any unit that is smoked in, the tenant will be given the opportunity to clean the interior (to the satisfaction of maintenance) before it is painted. If the unit has not been painted in the past 6 years, the tenant will only be charged for the labor to wash down the interior (if not already done) and for KILZ paint. (Interior cleaning included, but not limited to doors, woodwork, cabinets, and basically everything to rid the unit of nicotine.)