

Co-op Coalition Survey: Miscellaneous Fees

Thanks to the 4 people who took the time to help another Coalition member. The results are contained in the table, below.

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In a message sent: Fri, Aug 3, 2018 3:39 pm, CooperativesDC@aol.com said:

Coalition Managers:

A manager of a Coalition co-op wants to learn what other co-ops charge for different services/items. Their question is reproduced, below. Please send your responses by Friday, August 17. We will send out the results to everyone a few days later.

DC Cooperative Housing Coalition
www.CoopsDC.org

Serving the District's cooperative housing community since 1984

Our co-op is trying to come up with ways to increase our miscellaneous income. We would like managers to provide us with a list of their charges for non coop fee-related charges (for example, faxes, photo copying, storage areas, maintenance charges, etc.). We thank everyone in advance for their help.

<50 units	In addition to their regular maintenance fee, our members are charged monthly for parking and cooking gas (not individually metered) as appropriate. We charge back to members any expenses that the coop incurs on their behalf (for example, a plumbing repair to a fixture inside their unit) but do not charge for employee or Board Member time.														
50 – 99 units	None														
100 – 199 units	<p>CHARGES The following are a list of charges set by the Board of Directors as part of the House Rules:</p> <p><u>Section 1- In-Unit Services</u> Charges for services that are shareholder responsibility will be based on labor and materials. The materials charge will be the Cooperative's cost plus a ten percent (10%) stocking and handling fee. A minimum of 1/2 hour of labor will be charged for jobs requiring more than five minutes. The total labor charge will be billed in ¼ hour increments. For labor performed by the Cooperative's maintenance staff the rate will be \$40/hr.</p> <p><u>Section 2- Transfer and Rental Fees</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Subleasing (rental) package</td> <td style="text-align: right; padding-right: 20px;">\$200</td> </tr> <tr> <td style="padding-left: 20px;">Subleasing administrative charge</td> <td style="text-align: right;">\$300</td> </tr> <tr> <td style="padding-left: 20px;">Rental fee, paid by renter</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td style="padding-left: 20px;">Processing fee for appraisal packets</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td style="padding-left: 20px;">Processing fee for Realtor Resale info</td> <td style="text-align: right;">\$50</td> </tr> </table> <p><u>Section 3- Move-in fees</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Efficiency</td> <td style="text-align: right;">\$150</td> </tr> <tr> <td style="padding-left: 20px;">One bedroom</td> <td style="text-align: right;">\$225</td> </tr> </table>	Subleasing (rental) package	\$200	Subleasing administrative charge	\$300	Rental fee, paid by renter	\$100	Processing fee for appraisal packets	\$100	Processing fee for Realtor Resale info	\$50	Efficiency	\$150	One bedroom	\$225
Subleasing (rental) package	\$200														
Subleasing administrative charge	\$300														
Rental fee, paid by renter	\$100														
Processing fee for appraisal packets	\$100														
Processing fee for Realtor Resale info	\$50														
Efficiency	\$150														
One bedroom	\$225														

Two bedroom	\$300
Three bedroom	\$375
Furnished unit	\$100
Use of elevator	\$200
After hours move (with prior approval)	\$50/hr.
<u>Section 4 Unit Alteration Fees</u>	
Major Alteration fee	\$100
Major Alteration security deposit	\$500
Use of elevator security deposit	\$200
<u>Section 5- Administrative Services Fees</u>	
Delayed return (over 8 hours) of storage room, fitness center, or workshop key.	\$20
Use of Cooperative keys (by a Cooperative employee) to enter apartment	\$25
Sending and receiving a fax	25¢ per page
Photocopying	15¢ a page
Late payment of monthly assessment	10% on balance
Late payment of special charges and fees	10% on balance
<u>Section 6- Replacement Charges</u>	
Garage card	\$75
Pool pass	\$15
Mailbox key	\$75
Key for storage room or workshop	\$50
Key for Fitness Center	\$100
Key for bicycle storage cage	\$100
Cooperative Handbook	\$25
Set of Cooperative documents	\$200
<u>Section 7- Special Charges</u>	
Storage closets	\$46/month
Storage lockers—small	\$40/month
Storage lockers—large	\$75/month
Storage lockers—Extra large	\$115/month
First floor studio room	\$125
Refundable deposit for bicycle cage key	\$50
Refundable deposit for additional garage card	\$75
Clearing trash chute or trash rooms	\$100 minimum + Actual charges
Improper use of trash rooms or disposal of trash	\$50 minimum
Pool parties	\$50
Pool party refundable deposit	\$50
Pool party fee for use of lifeguard after hours	Cost + 10%
Guest passes for pool	\$5 a day
Rental of Cooperative tables	\$2.00 each
Rental of Cooperative chairs	\$1.00 each
Laundry equipment installed by shareholder	\$40/month \$15/ a d
Extended Visitor's Parking (must schedule with front desk)	Up to a week.
<u>Section 8- Laundry Charges</u>	

	Regular washing machines	\$1.25
	Dryer, 15 minutes	25¢

200+ units	SCHEDULE OF FEES	
	Updated February 2018	
	Transfer of Unit	Storage
	Purchase of Resale Package \$400	Common Storage Free
	Refinancing Questionnaire \$100	Full Storage 1 st Bin \$100/yr.
	Non-Refundable Move-in Fee \$200	Bin - 2 nd Bin \$400/yr.
	Three Month Escrow By Unit	Half Storage 1 st Bin \$50/yr.
		Bin - 2 nd Bin \$200/yr.
	Rental of Unit	Parking
	Application Fee \$200	Daily Parking \$7.50
	(for each tenant requiring a credit check)	
	Non-Refundable Move-in Fee (Unfurnished) \$200	Monthly Parking Individually-Arranged
	Non-Refundable Move-in Fee (Furnished) \$150	Car Wash \$1
		Vacuum \$1
	Laundry	Air \$0.25
	Replacement Card \$5	
	(may be loaded up to \$99)	
	Wash Cycle \$1	Swimming Pool
	Dry Cycle \$0.75	TICH Residents No Charge
		First Two Guests Per Unit No Charge
		Additional Guests (maximum 2/unit) \$5
	Access System	Private Party (3-hour) \$125
	Electronic Key Fob \$75	Extra Lifeguard for Party \$160
	Garage Card \$75	
	Replacement Unit Key \$5	Extermination Services
	Replacement Bottom Door Lock \$100	Roaches, Ants, Termites, Silverfish No Charge
		(bed bugs are billed to the resident)
	Replacement Mailbox Lock/Key \$15	Other Services Varies
	Maintenance Service	Co-op Fee Coupons
	Minimum Charge (first half hour) \$25	Replacement Coupons \$10
	Each Additional Half Hour \$25	
	Landscape Service	Fitness Centers
	Townhouse Courtyard Mowing \$35	Free

200+ units Our co-op has tried to keep miscellaneous fees to a minimum since this is our home and nickel and dime-ing is not looked upon favorably.

Schedule of Fees

Application Fee	\$500 non-refundable \$250 non-refundable \$500	Transfer of occupancy by sale Transfer of occupancy by lease 9:00am to 5:00pm - Monday to Saturday Unauthorized move ins/outs
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Bicycles	\$15 per year \$35 per year \$20	B-Level Bicycle Storage Area Mall Level Bicycle Storage Area Bicycle Storage Area Key
Car Charging Station (Electric Cars)	\$50 \$.50 per hour \$1per hour	Annual fee for residing owners First four (4) hours Every hour after four (4) hours
Car Charging (Jump Start)	\$20	8:00am to 4:00pm (includes labor) Jumper cables available after hours
Club Room	\$200 per event \$100 refundable deposit \$15 per hour	Parties with 51 or more guests require a guard (\$30/hour) for duration of party Community Activities/Classes
Gatehouse Services	Actual charge plus \$5 handling fee \$5 (unlimited pages) \$7.50 (unlimited pages) \$10 (unlimited pages) Free	UPS Fax outgoing/local metro calls Fax outgoing/when dialing "1" Fax In- & out/international Fax
Hobby Shop	\$3 \$5 per month \$5 per month	Hobby Shop key Floor space (5'x5") Locker
In-Unit Services	\$30 per hour \$70 per hour \$35 per ½ hour or less \$10 per visit \$10 per visit	Maintenance helper or Security Officer Maintenance staff Maintenance staff - minimum charge Light bulb replacement (owner supplied) Delivery to unit (less than 10 packages)
Keys	\$3 \$50	Replacement key (Unit, Hobby, Storage) Replacement or additional fob
Lockout Service	Free \$15	From 8:00am to 5:00pm From 5:00pm to 8:00am
Moving (In/Out)	\$400 non-refundable \$25 per hour \$25	Move-in fee (maximum four (4) hours) Additional move-in fee after four (4) hours PODs (maximum 48 hours) 9:00am to 5:00pm (must be scheduled)
Ownership Verification	Free \$50.00	Letter of Verification (Standard letter) Form/Survev
Parking (Guests)	\$5.50 \$66 \$6.50	Daily guest parking Twelve (12) parking passes Billed guest parking
Parking (Owners and Tenants)	\$7 \$42 \$84 \$10 \$50 per day \$145 per month \$210per month \$145 refundable \$15 per decal	Daily owner parking Six (6) parking passes Twelve (12) parking passes Billed owner parking Unauthorized parking-towing additional Single garage space Tandem garage space Tenant garage deposit Parking decal for additional vehicles See management for motorized vehicles

	Questionnaires/ Surveys/	\$150.00	Mortgage Verification/Sales
	Storage Locker	Free \$3	One locker per owner Storage Locker key
	Swimming Pool	\$50 (up to 25 people) \$75 (26 to 50 people) \$25 per hour	Two (2) hour Splash Party (non-pool hours) Two (2) hour Splash Party (non-pool hours) Lifeguard services (REQUIRED)