



How To Set Dumpster Rental Terms

Clear dumpster rental terms help prevent misunderstandings and protect both the rental company and the customer. Well-structured policies outline expectations for pricing, weight limits, scheduling, prohibited materials, and liability.

If you are starting or improving a dumpster rental operation, having standardized rental terms is essential for smooth day-to-day operations. The following template outlines common policies many dumpster rental companies use to structure their agreements and communicate expectations to customers.



Step 1: Define Pricing and Included Weight Limits

Start by clearly defining the debris categories you accept and the weight limits included in your base rental price.

Construction / Renovation Debris

Includes up to ? tons. Additional weight charged at \$? per ton.

Green Waste Only

Includes up to ? tons. Additional weight charged at \$? per ton.

Restrictions may include:



- No dirt or soil
- No plastic bags
- Tree stumps must be ? ft x ? ft or smaller
- No mixed debris or construction materials

Household Debris

Includes up to ? tons. Additional weight charged at \$? per ton.

Clearly defining debris types prevents confusion and protects your business from landfill overage costs.

Step 2: Establish Deposit and Payment Requirements

Determine when deposits are required and how payments must be handled.

Deposit Requirement

A \$? deposit may be required for rentals paid with cash or check, in addition to the rental fee.

- Deposits are refundable minus any additional charges.
- Checks must clear before dumpster delivery is scheduled.

You may also outline accepted payment methods such as credit card, ACH, or cash.

Step 3: Set Up Rental Agreement Procedures

Have customers complete the required documentation before delivery.

Typical forms include:

- Dumpster Rental Agreement
- Credit Card Authorization Form
- Bin Clearance Form (submitted before pickup)

These documents help establish customer responsibility and streamline billing if additional charges occur.

Step 4: Define Scheduling Policies



Establish clear expectations for delivery and pickup scheduling.

Scheduling Requests

Customers should request delivery or pickup at least one day in advance.

Unpredictable Conditions

Inform customers that delivery and pickup times may vary due to:

- Traffic conditions
- Landfill wait times
- Weather
- Job site accessibility

This helps avoid disputes regarding exact delivery times.

Step 5: Manage Inactive Bin Charges

Dumpster rentals typically include a set rental period.

Inactive Bin Fee

Bins kept longer than 10 days may incur an additional charge of \$? per day plus tax.

Customers should notify the company once the bin is ready for pickup to avoid additional charges.

Step 6: Establish Cancellation and Relocation Fees

Moving or canceling scheduled services often creates operational costs.

A \$? relocation or cancellation fee may apply for:

- Last-minute cancellations
- Driver mobilization without service
- Moving a dumpster to another location on the same property

These fees help offset transportation and scheduling costs.



Step 7: Set Standby Time Charges

Drivers may occasionally be delayed at job sites due to loading or site access issues.

Standby Fee

If the driver is held at the site for more than ? minutes, a standby fee of \$? per hour plus tax may apply.

This policy encourages efficient loading and site readiness.

Step 8: Address Damage and Graffiti

Include language stating that customers are responsible for any damage to the dumpster during the rental period.

This may include:

- Structural damage
- Burn damage
- Graffiti
- Overloading damage

Repair or replacement costs may be billed accordingly.

Step 9: Define Additional Dumping Fees

Some items require special disposal or landfill surcharges.

Examples may include:

Reload Assistance

\$? minimum charge if items must be removed from the dumpster for proper disposal.

Restricted Item Disposal

\$? minimum per prohibited item.

Carpet Disposal

\$? per ton with a ?-ton minimum (\$?).

Limit of ? large rolls per load.



Mattresses / Box Springs

\$104.71 per item (based on typical landfill surcharges).

Clearly listing these charges helps prevent disputes and unexpected disposal costs.

Step 10: Liability and Property Protection

Dumpster placement can occasionally result in property damage.

Release of Liability

Customers acknowledge that dumpsters may cause damage to:

- Driveways
- Sidewalks
- Curbs
- Lawns
- Underground utilities

While reasonable precautions are taken, the company may not be liable for such damages.

Step 11: Access Requirements

Customers must provide clear and safe access to the dumpster.

If access is blocked on scheduled pickup days:

- A standby or return trip fee of \$? may apply.
- No grace period may be provided.

Examples of blocked access include:

- Vehicles parked in front of the bin
 - Locked gates
 - Material stacked around the dumpster
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Step 12: Final Customer Acknowledgment



The customer must acknowledge and agree to the rental terms.

By signing the rental agreement, the customer confirms they understand and accept all policies outlined in the dumpster rental terms and conditions.

Disclaimer: Not Legal Advice

The information provided in this article is for general informational purposes only and does not constitute legal advice.

We are not attorneys. Dumpster rental businesses should consult with a qualified attorney to ensure their rental agreements and policies comply with local laws and regulations.