

REPRESENTATIVE SAMPLES OF GENERAL AVIATION AIRPORT HANGER GROUND LEASE RATES AND FUEL FLOWAGE FEES IN MONTANA: 2014

Fuel Flowage Fees:

A fuel flowage fee is a tax assessed on the user, which is paid at the pump. Fuel flowage fee revenues are sent to the airport governing body, usually the board or authority and are then put into airport coffers for airport improvements or other expenses. The fuel flowage fee is actually an airport user fee and is the commonly accepted and fair way to raise airport revenues without placing the entire burden on local airport tenants since revenue is provided by transient aircraft using the airport. The typical fuel flowage fee for small Montana airports is 5¢/gal. Many times, an airport will place a greater fuel flowage fee on jet fuel since this will shift even more of the cost burden to the more expensive, fuel consuming transient aircraft which place more wear and tear on the airport.

Hangar Ground Lease Rates:

Hangar ground lease rates are the lease rates that an airport charges for the ground on which private or commercial hangars are built. Since many airports around the state have very few tenants, they have no set rate and will convene the airport board to determine one when an offer to build something on airport property is made. Some airports will have a different rate for commercial versus private hangar space rates since most commercial operators use apron space in the conduct of their daily commercial operations. Some airports will lease apron space to commercial operators for a smaller fee than the hangar ground lease rate. Many airports around the state do not charge anything for the hangar lease rates as a way of promoting aviation on the airport, in these cases, usually a \$1.00/yr lease is drawn up. Airports vary widely around the state in their hangar ground lease rates and sometimes have many different stipulations associated with them, as an example, an airport might have rules about how long lease rates are, how often the price may be raised and how often an option to renew will be available. A 20 year hangar ground lease with an option to renew is usually the most common type of hangar ground lease and is often the type required by lending institutions. The ideal hangar ground lease rate is one that generates the needed revenue for the airport but does not create such a cost burden that users will not build hangars.

Other Notes:

Fuel flowage fees and hangar ground lease rates are generally higher at large commercial service, certificated airports. The differences in rates and charges between big commercial airports and small general aviation airports is because large airports provide many more airport services than small airports, such as; 24 hour security, a 24 hour terminal, instrument landing systems, expansive lighting and crash fire rescue services. Even though large airports can receive funding through avenues not usually available to small general aviation airports, much of the operating revenue needed by large airports is still highly dependent on airport user fees.

It should also be mentioned that the benefits created through tax revenue generated by an airport help not only the airport, but also the surrounding communities. This is because counties and cities receive considerable tax benefits from an airport through taxes on hangars and based aircraft.

2014 Rates and Charges for Various General Aviation Montana Airports

<u>Airport</u>	<u>Fuel Flow Fee</u>	<u>Hanger Ground Lease cost per year</u>	<u>Other Fees or Notes</u>
Anaconda	None	4¢/ft ² Private 4¢/ft ² Commercial	None
Ashland	None	None	None
Baker	10¢/gal	\$50.00/year Community Heated Hangar \$300-\$1200 / Year Community Cold Hangar \$125-150 / month Commercial \$100 - \$200 / year	\$250.00 Aerial Applicator lease/year Fuel Self Service 100LL/Jet A Self Service 100LL/Jet A
Big Sandy	None	\$120/Year for 100 foot lot T-hangars \$75/month	Fuel Self Service 100LL
Big Timber	3¢/gal	10¢/ft ² private 15¢/ft ² commercial	100LL/Jet A Full Service
Boulder	None	None	None
Bridger	None	10¢ ft ² for hangar & apron footprint \$80 - \$200 / aircraft / month	
Broadus	None	None	Fuel Self Service 100LL/Jet A
Canyon Ferry	None	\$150 / Year	

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Chester	None	5¢ ft ² /Year Hangar \$250/Year 3¢ ft ² / year commercial	100 LL/Jet A Available When Attended
Chinook	10¢/gal	\$100 / Year	Fuel Independent Unbranded Self Service CC Fuel available 8-5, 7 days week or on call.
Choteau	None	4¢ ft ² private & commercial Hangar \$40 / month \$25 / night, \$50 / week	Fuel Self Service – 100LL Jet A – Full Service 8-5 & On Call
Circle	None	None-set (T-hangars are \$35.00/month)	None
Colstrip	None	\$100 per year	None
Columbus	4¢/gal 100 LL	9¢/ft ² private 13¢/ft ² commercial Tie downs \$16.00/month	Fuel Self Service
Conrad	None	12¢/ ft ²	100LL Contact Manager 788-5790 or 278-9158
Cut Bank	None	Bare ground - 2¢/ft ² Land with building -10¢/ft ² Airport Authority owned buildings Single \$85/Month Twin \$160/Month (T-hangers are \$130.00/year)	Fuel Self Service, 100LL/Jet A Overnight hangar available. Major & Minor Aircraft repair
Culbertson	None	None	100 LL, Auto Fuel. 24 hour Self Service
Deer Lodge	25¢/gal Jet A	4¢/ft ² ground lease plus \$100 per aircraft / year	100 LL Self Service Jet A Full Service Truck

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Dell	None	\$.085 ft ² /year	None
Dillon	5¢/gal	Ground lease 3¢/ft ²	100 LL / Jet A
Dutton	None	4¢ /ft ² per year T Hangars \$50/month	
Ekalaka	None	\$300.00 per year	Fuel Self Service 100LL
Ennis	4¢/gal	4¢/ft ² lease	100 LL Self Service Jet A Full Service Truck
Eureka	10¢/gal	5¢ /ft ² per year	Fuel Self Service 100LL
Fairfield	None	4¢/ft ²	
Fairview	None	6¢/ft ² private	
Forsyth	None	\$55.00/month for any hangar	
Fort Benton	None	\$75/month old hangars \$140/month new hangars	Fuel Self Service 100LL
Fort Peck	None	None	Auto Fuel only
Fort Smith	None	None	None
Gardiner	5¢/gal	10¢/ft ²	100LL/Jet A, Available When Attended

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Glasgow	None	10¢x1.5x ft ² private 12¢x1.5 x ft ² commercial T-Hangar \$70-\$100/month	100LL Self Service 24 Hour Jet A Full Service Truck 24 Hour
Glendive	None	\$75 min, 5¢ ft ² after 1000 ft ² 10¢/ft ² commercial after 1000 ft ²	100LL Self Service 24 Hour Jet A
Geraldine	None	None	None
Hamilton	5¢/gal	10¢/ft ² Commercial \$120 Plus 10¢/ft ²	Fuel Self Service - 100LL / Jet A
Hardin	None	\$50/year/single	
Harlowton	None	None	None
Harlem	None	None	None
Havre	None	T-Hangar \$65/Month	Fuel Self Service - 100LL / Jet A
Hebbleman	None	None	100LL Key Pump
Hogeland	None	None-set \$75.00/year minimum 1000 ft ²	None
Hinsdale	None	None	None
Hot Springs	None	None	None

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Kalispell City	None	20¢/ft ² Private Ground Commercial - \$150 / Month / ft ²	Commercial fee: \$150/month Tie down fee: \$20/month Fuel Self Service 100LL Jet A / Full Service Only
Laurel	10¢/gal	14¢/ft ² general, 10¢/ft ² commercial 10¢/ft ² FBO building,	Fuel Self Service – 100 LL / Jet A
Lewistown	5¢/gal	9.92¢/ft ² /land +2¢ by highway \$76.88 - \$82 / Month/T-hanger \$55/ Single \$90/Twin Big Hanger/Month Commercial 9.84¢ ft ² ground Commercial 9.84¢ ft ² building, Terminal	Fuel Self Service - 100LL / Jet-A Truck
Lincoln	None	\$.085 ft ² /year	Free pilots campground Free use of bicycles
Libby	5¢/gal	2.5¢/ft ²	100 LL / Jet A - Self Service Courtesy Car Available
Livingston	5¢/gal	16¢/ft ² - Private Hangars \$103/Month T-Hangar	100 LL/ Jet A- Full Service
Malta	10¢/gal	10¢ /ft ² Private Ground 20¢/ft ² Commercial T Hangers \$100/month	Self Service Fuel 100LL / Jet A

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Miles City	None	\$51 to \$68/month single \$160/month/twin 6.5¢/ft ² /month/commercial	100LL Self and Full Service 24 Hour Jet A Full Service
Opheim	None	None	None
Philipsburg	None	Negotiate with owner	None
Plains	None	8¢/ft ² /year Private 16¢/ft ² /year Commercial	None
Plentywood	None	8¢ / ft ² For Private 10¢ / ft ² For Commercial	100LL Self Service – 24 Hours
Polson	None	20¢/ft ² 12¢/ft ² T-Hangar- \$90/Month	Self Service Fuel – 100LL / Jet A
Poplar	None	6¢/ ft ² Private 8¢/ ft ² Commercial	Full Service Fuel - Advanced Notice - 24 Hours 100 LL / Jet A
Red Lodge	None	10¢/ft ² / year /T-Hangar	100 LL – Call 406-855-9164 or 406-425-1161
Ronan	10¢/gal	\$0.125/ft ² /year T-Hangar \$200/Month	100LL / Jet A Self Service 24 hour Courtesy Car
Roundup	5¢/gal	2.5¢ / ft ² Private 5¢ / ft ² Commercial	Self Service Fuel – 100LL / Jet A Courtesy Car Available

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St. Ignatius	5¢/gal	\$1.50 / ft ² / year	Self Service Fuel 100LL
Scobey	None	\$100/yr for any hangar or space to build \$100/yr Commercial Ground	Self Service Fuel 100LL/Jet A
Seeley lake	None	\$.085 ft ² /year \$230 / year off field access private \$460 / year off field access commercial	Free Pilot Campground Free use of bicycles
Shelby	None	None-set (private hangar rental is \$50.00/yr)	
Sidney	7¢/gal 100LL 9¢/gal Jet A	6¢/ft ² private 27¢/ft ² Commercial Ground	100LL / Jet A Self Service & Truck Taxi 24 Hours
Stanford	None	\$100 / Month Holds Two Airplanes Each	100 LL With Prior Arrangements
Stevensville	5¢/gal	6¢/ft ² \$150.00-\$180.00/Month \$150.00-\$210.00/Month Condo hangers	Tie Down (day/month) Single: \$3.00/15.00 Multi: \$5.00/25.00 100 LL 24 Hour Credit Card Self Service
Superior	None	\$35 / month 40 X 30 hangar \$175 / month	100 LL 24 Hour Credit Card Self Service
Terry	None	None	
Three Forks	3¢/gal	5¢/ ft ² / year \$150 - \$250 Condo/Hangar	Self Service Fuel 100LL Credit Card

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Townsend	5¢/gal	10.7¢ / ft ² Per Year	Tie Down Long Term \$10/month Self Service Fuel - 100LL
Turner	None	None	Self Service Fuel – 100LL
Twin Bridges	None	4¢/ ft ² / year \$450-\$600 / Month	100LL / Jet A Self Service 24 hour
West Fork	None	None	100LL
White Sulphur	None	None	Self Service Fuel – 100LL Jet A with advance notice
Winifred	None	One Common Hangar \$40/Month	Self Service Fuel - 100LL
Winnett	None	None	None
Wisdom	5¢/gal	None	None
Wolf Point	None	\$2.50/lineal frontage footage Hangar: \$60/month, \$20/day Commercial: FedEx \$450/month Silver Airways: \$750/month TSA: \$500/month	Self Service Fuel – 100LL/Jet A

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