

## **REPRESENTATIVE SAMPLES OF GENERAL AVIATION AIRPORT HANGER GROUND LEASE RATES AND FUEL FLOWAGE FEES IN MONTANA: 2023**

### **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 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 no set rate due to having very few tenants, they 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 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.

### 2023 Rates and Charges for Various General Aviation Montana Airports

| Airport      | Fuel Flow Fee | Hanger Ground Lease cost per year  | Other Fees or Notes   |
|--------------|---------------|--|---|
| Anaconda**   | None          | Private - \$0.08/sq. ft/year<br>Commercial - Negotiated  | None  |
| Ashland**    | None          | None   | None  |
| Baker        | \$.10/gal     | \$50.00/yr ground lease<br>Hangar \$125/month single eng.<br>Hangar \$200/month twin eng.<br>\$250/yr Ag Oper.<br>\$100/yr comm. Bldg. | \$250.00 Aerial Applicator lease/year<br>Heated hangar \$40.00-\$500/per night<br>100LL / JET A, Self Service - 24hr.<br>Full-Service M-F 8-5 |
| Big Timber*  | \$.03/gal     | Private - \$.10/sq. ft/year<br>Commercial - \$.15/sq. ft/year<br>Hangar- \$200/ month  | 100LL / JET A   |
| Boulder      | None          | None   | None  |
| Bridger*     | None          | \$80-\$150 pvt hangar rental<br>Ground Lease- \$.105/sq. ft./year  | None  |
| Broadus      | None          | None   | 100LL / JET A, Self Service - 24hr.   |
| Browning*    | None          | None   | None  |
| Canyon Ferry | None          | \$.09/sq. ft   | None  |

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|-------------|---------------|--|--|
| Chester*    | None          | T-Hangar - \$250/Year<br>Commercial - \$.05/sq. ft/year  | 100LL M-F 8-5 - make arrangements<br>by calling 759-5191                             |
| Chinook     | \$.10/gal     | \$100/year ground lease  | 100LL, Self Service - 24hr.  |
| Choteau     | \$.10/gal     | Overnight heated hangar \$50, \$100/weekly,<br>\$150/month   | 100LL, Self Service<br>JET A, Full Service M-F 8-5<br>\$100 call out fee after hours |
| Circle**    | None          | T-Hangar - \$30/month<br>Large Hangar - \$100/month<br>\$20/night  | 100LL, Full Service 0800-1700  |
| Colstrip**  | None          | \$100/year ground lease  | None   |
| Columbus**  | \$.04/gal     | Private - \$.08/sq. ft/year<br>Commercial - \$.12/sq. ft/year  | 100LL, Self Service - 24 hour  |
| Conrad**    | None          | \$135-\$225 / month  | 100LL, Self Service - 24 hour  |
| Culbertson* | None          | \$3/ linear ft. ground lease   | 100LL, Self Service – 24 hour  |
| Cut Bank*   | None          | Private - \$.10/sq. ft/year<br>Commercial - \$.10/sq. ft/year<br>Ground - \$.04/sq. ft/year<br>Large Hangar - \$100/ month \$30/ night | 100LL / Jet A, Self Service - 24hr.  |

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|--------------|---------------|--|---|
| Deer Lodge** | \$.05/gal     | Private - \$.04/sq. ft/year<br>Commercial - \$.04/sq. ft/year<br>\$100/aircraft/year | 100LL - Self Service – 24 hour<br>JET A - Full Service      |
| Dell         | None          | \$.1150/sq. ft/year  | None  |
| Dillon       | \$.05/gal     | Ground lease = \$.04/ft <sup>2</sup><br>T-Hangar \$80.00/month                       | 100LL/Jet A – Full Service                                  |
| Dutton       | None          | Ground lease= \$.04/sq. ft/year<br>T-Hangar- \$50                                    | None  |
| Ekalaka**    | None          | T-Hangar single - \$35/night<br>T-Hangar Twin - \$50/night<br>T-Hangar \$1200/year   | 100LL, Self Service – 24 hour                               |
| Ennis**      | \$.04/gal     | \$.04/sq. ft/year  | 100LL Self and Full Service - 24hr.<br>JET A - Full Service |
| Eureka*      | \$.10/gal     | \$.10/sq.ft./year<br>\$5/night – tie-down  | 100LL - Self Service - 24hr.                                |
| Fairfield*   | None          | \$.04/sq. ft/year  | None  |
| Fairview     | None          | Private \$.20/sq. ft/year<br>Commercial - \$.30/sq. ft/year                          | None  |

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|--------------|---------------|---|---|
| Forsyth**    | None          | Private - \$100 / year<br>Commercial - \$150/month<br>T – Hangar \$720/year | None  |
| Fort Benton* | None          | \$75/month old hangars<br>\$140/month new hangars                           | 100LL, Self Service - 24hr.                         |
| Gardiner     | None          | \$.074/sq. ft/year<br>Commercial lease \$.56/sq. ft/year                    | None  |
| Geraldine**  | None          | Private - \$50/month hangar   | Restroom & Lounge in lg hangar                      |
| Hamilton**   | \$.07/gal     | \$.12/sq. ft/year<br>Commercial - \$250/year                                | 100LL, Full and Self Service<br>JET A, Full Service |
| Hardin**     | None          | Small Hangar - \$200/month<br>Large Hangar - \$300/month                    | 100LL, Self Service - 24hr                          |
| Harlem*      | None          | None  | None  |
| Harlowton*   | None          | \$.05/sq. ft/year<br>T Hangar- \$175/month                                  | None  |
| Hot Springs* | None          | \$.08/ft <sup>2</sup> ground lease  | None  |

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|------------------|---------------|---|--|
| Hysham*          | None          | None  | None   |
| Jordan**         | None          | None  | None   |
| Kalispell City** | None          | None  | 100LL, Self Service - 24hr.<br>100LL / JET A, Full Service 0800-1700 |
| Laurel**         | \$.05/gal     | Private - \$.14/sq. ft/year<br>Commercial - \$.10/sq. ft/year<br>Apron/Ramp - \$.03/sq. ft/year   | 100 LL / JET A, Full Service / Self - 24hr                           |
| Lavina           | None          | None  | None   |
| Lewistown*       | \$.05/gal     | Land - \$.0975/sq. ft/year<br>Commercial \$0.1072/sq. ft/year<br>T-Hangar - \$87/month \$15/night<br>Big Hangar - \$55 Single, \$90 Light Twin<br>Heated Hangar - \$240/month | 100LL/ JET A Self Service - 24hr.                                    |
| Libby**          | None          | \$.075/sq. ft/year<br>Tie Down Fee:<br>\$5/night; \$20/week; \$40/month<br>Fee for one night waived with purchase of 10 gal of fuel   | 100LL / JET A, Self Service - 24 hr.<br>Courtesy Car Available       |
| Lincoln          | None          | \$.1150 sq. ft/year   | Free Pilot Campground<br>Free use of bicycles/Courtesy Car           |

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|---------------|-------------------|--|--|
| Livingston    | \$.05/gal         | Hangars - \$.099/sq. ft/year<br>T-Hangar - \$106/month<br>Condo or other hangar- \$450/month<br>Commercial ground lease-\$.75.sq. ft/month | 100 LL / JET A, Full Service 0800-1700                     |
| Malta*        | \$.10/gal         | Private - \$.10/sq. ft/year<br>Commercial - \$.02/sq. ft/year<br>Small T-Hangar - \$125/month<br>Large T-Hangar - \$190/month              | 100LL / JET A, Self Service - 24hr.                        |
| Miles City    | \$.10/gal         | T-Hangar - \$140/month<br>Hangars \$.13/sq. ft/year<br>Heated Community Hangar \$250/month   | 100LL Self and Full Service - 24hr.<br>JET A, Full Service |
| Opheim        | None              | None   | None   |
| Philipsburg** | None              | None   | None   |
| Plains        | None              | Standard - \$.04/sq. ft/year<br>Commercial - \$.08/sq. ft/year   | Courtesy Car   |
| Plentywood**  | None              | Private - \$.08/sq. ft/year<br>Commercial - \$.10/sq. ft/year  | 100LL, Self Service - 24hr.                                |
| Polson        | \$.8/gal/own fuel | \$.22 - \$.18/ft <sup>2</sup>  | 100LL / JET A, Self Service - 24hr.                        |
| Poplar**      | None              | Commercial ground lease \$.07/ft <sup>2</sup>  | 100LL Self Service-24 h; Jet A+ Full Service               |
| Red Lodge     | None              | \$.105/sq. ft/year   | 100LL, Self Service - 24hr.                                |

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| <b>Airport</b>                      | <b>Fuel Flow Fee</b> | <b>Hanger Ground Lease cost per year</b>  | <b>Other Fees or Notes</b>                                 |
|-------------------------------------|----------------------|---|--|
| Richey                              | None                 | \$.1150/sq. ft/year   | None   |
| Ronan**                             | \$.08/gal            | \$.14 sq. ft/year   | 100LL / JET A, Self Service - 24hr.                        |
| Roundup**                           | \$.05/gal            | Private - \$.025/sq. ft/year<br>Commercial - \$.05/sq. ft/year                                | 100LL / JET A, Self Service - 24hr.                        |
| Sand Springs**                      | None                 | Building - \$780/year   | None   |
| Scobey*                             | None                 | Private Ground Lot - \$100/year<br>Commercial Ground Lot - \$100/year<br>T-Hangar \$125/month | 100LL / JET A, Self Service - 24hr.                        |
| Seeley lake                         | None                 | \$.1150/sq. ft/year   | Free Pilot Campground<br>Free use of bicycles              |
| Seeley Lake (2)<br>Lindey's Landing | None                 | None  | Mogas by prior arrangement                                 |
| Shelby**                            | None                 | Varies, T-Hanger \$60/month<br>FAA Hangers \$134-205/month                                    | JET A, Full Service<br>100LL / JET A, Self Service - 24hr. |
| St. Ignatius*                       | \$.60/gal            | \$.14/ft <sup>2</sup><br>T-hangar \$75/month (4-plex hangar-waiting list)                     | 100LL, Self Service - 24hr.                                |
| Stanford*                           | None                 | Hangar - \$80/month   | None   |

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|------------------|---------------|--|--|
| Stevensville**   | None          | Hanger ground - \$.06/sq. ft/year  | 100LL, Self Service - 24hr.<br>T-hangars \$175.00 and up/month<br>Bi-fold hangars \$250 and up/month |
| Superior**       | None          | Comm ground lease- \$.10/sq. ft/year<br>40 X 30 hangar - \$175/month                                 | 100LL, Self Service - 24hr.  |
| Terry            | None          | None   | None   |
| Thompson Falls** | None          | \$.08/sq. ft/year<br>Hangar - \$250/year   | 100LL, Self Service - 24hr.  |
| Three Forks**    | \$.03/gal     | Ground Lease - \$.085/sq. ft/year<br>Hangar \$150-\$250/month<br>Commercial \$.12- \$.14/sq. ft/year | 100LL, Self Service – 24hr.  |
| Turner*          | None          | None   | 100LL, Self Service - 24hr.  |
| Townsend         | None          | \$.11/sq. ft/year  | 100LL, Self Service - 24hr.  |
| Twin Bridges**   | \$.04/gal     | \$.04/sq. ft/year  | 100 LL / JET A, Full Service / Self - 24hr   |
| Whitefish        | None          | \$.1150/sq. ft/year  | Tie downs available  |

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|----------------|----------------------|--|----------------------------|
| Wilsall        | None                 | None                                     | None                       |
| Winnett**      | None                 | None                                     | None                       |
| Wisdom**       | None                 | None                                     | None                       |
| Wise River**   | None                 | None                                     | None                       |

For further information, additions or corrections please contact:  
**Montana Aeronautics Division Attn: Stephen Torske [storske@mt.gov](mailto:storske@mt.gov)**  
**P.O. Box 200507 Helena, MT. 59620-0507 Phone: (406) 444-9569 Fax (406) 444-2519**

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