

## **REPRESENTATIVE SAMPLES OF GENERAL AVIATION AIRPORT HANGER GROUND LEASE RATES AND FUEL FLOWAGE FEES IN MONTANA: 2015**

### **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.

**2015 Rates and Charges for Various General Aviation Montana Airports**

<b>Airport</b>	<b>Fuel Flow Fee</b>	<b>Hanger Ground Lease cost per year</b>	<b>Other Fees or Notes</b>
Anaconda	None	4¢/ft <sup>2</sup> Private 4¢/ft <sup>2</sup> Commercial	None
Ashland	None	None	None
Baker	10¢/gal	\$50.00/year Community Heated Hangar \$35-\$300/night Community Cold Hangar \$125/ month single \$300/month multi	\$250.00 Aerial Applicator lease/year Self Service 100LL/Jet A 24hrs
Boulder	None	None	None
Bridger	None	\$10.50 ft <sup>2</sup> for hangar & apron footprint	100LL Emergency only
Broadus	None	None	100LL/Jet A, Credit Card 24hr.
Canyon Ferry	None	None	

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Chester	None	T-Hangar \$250/Year Hanger 3¢ ft <sup>2</sup> / year	100 LL on call
Chinook	10¢/gal	\$100 / Year	100LL, Self Service, C/C, Visa, MC & Disc.
Choteau	None	Hanger 4¢/ft <sup>2</sup> T-Hangar, Completed \$40 / month Ramp \$25/day,\$50/wk,\$200/mth,\$300/yr.	Fuel Self Service – 100LL Jet A –Truck- Call manager
Circle	None	\$60/month, \$600/year	100LL Full Service
Colstrip	None	\$100 per year	None
Columbus	4¢/gal	8¢/ft <sup>2</sup> private 12¢/ft <sup>2</sup> commercial	100LL Credit Card/ 24 hour
Cut Bank	None	Bare ground - 2¢/ft <sup>2</sup> Cold Storage Hanger \$85/month	Self Service, 100LL/Jet A, C/C 24hrs

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Ekalaka	None	None	100LL, 24hr/Credit Card
Fairfield	None	4¢/ft <sup>2</sup>	
Fort Benton	None	\$75/month old hangars \$140/month new hangars	100LL Credit Card
Gardiner	5¢/gal		None at present
Glasgow	None	10¢/ ft <sup>2</sup> private 12¢/ ft <sup>2</sup> commercial T-Hangar \$50-\$100/month Community Hanger:\$100/month light, \$150/month twin,\$750/month Turbine	100LL Self Service 24 Hour Jet A Full Service Truck 24 Hour
Harlowton	None	None \$15.00/night	None

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Havre	2¢/gal	T-Hangar \$75/Month Hanger \$55-65/Month Hanger ground \$.10/ft Commercial \$.10/ft Community Hanger \$55.00/month	Fuel Full Service – Jet A Island, 100LL Truck
Hot Springs	None	None	None
Hysham	None	None	None
Jordan	None	None	None
Kalispell City	None	None	100LL Self Service/24hr. Jet A/100LL Full Service 0800-1700
Laurel	5¢/gal	10¢/ft <sup>2</sup> general, 10¢/ft <sup>2</sup> commercial 10¢/ft <sup>2</sup> FBO building,	Fuel Self Service – 100 LL / Jet A
Lewistown	5¢/gal	.1020¢/ft <sup>2</sup> /land, 1195¢/ft <sup>2</sup> by highway T-Hanger \$78.86/Month Big Hanger: \$55 Single, \$75 Light Twin, \$90/Heavy Twin/Month Commercial 0.995¢ ft <sup>2</sup> ground Commercial .144¢ ft <sup>2</sup> building, Terminal \$600/Month	Fuel Self Service - 100LL / Jet-A Truck
Libby	None	5¢/ft <sup>2</sup> Commercial T-Hanger \$45/night	100LL / Jet A. Self Service, C/C. Courtesy Car Available

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Livingston	5¢/gal	17¢/ft <sup>2</sup> - Commercial Hangars \$103/Month T-Hangar	100 LL/ Jet A- Full Service 8-5. Call out after hrs, weekend, holiday.
Malta	10¢/gal	10¢ /ft <sup>2</sup> Private Ground 2¢/ft <sup>2</sup> Commercial T Hangers Mid sized \$100/month Large\$150/month	24hr Self Service, 100LL / Jet A
Miles City	None	10¢ /ft <sup>2</sup> Ground Community Hanger \$115/month Community Heated \$205/month Terminal \$800 + utilities	100LL Self and Full Service, 24 Hour Jet A Full Service, C/C
Opheim	None	None	None
Philipsburg	None	Negotiate with owner	None
Plains	None	8¢/ft <sup>2</sup> /year Private 16¢/ft <sup>2</sup> /year Commercial	None
Plentywood	None	8¢ / ft <sup>2</sup> For Personal 10¢ / ft <sup>2</sup> For Commercial	100LL Credit Card
Polson	None	15¢/ft <sup>2</sup> -20¢/ft <sup>2</sup>	Self Service. 24hrs, C/C– 100LL / Jet A
Red Lodge	None	10¢/ft <sup>2</sup> + \$20 plowing fee/year	100 LL – Call 406-855-9164 or 406-425-1161

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Scobey	None	\$100/yr for any hangar or space to build \$100/yr Commercial Ground	100LL/Jet A
Seeley lake	None	\$.085 ft <sup>2</sup> /year \$230 / year off field access private \$460 / year off field access commercial	Free Pilot Campground Free use of bicycles
Shelby	None	Varies, T-Hanger \$60/month FAA Hangers \$134-205/month	Jet on pump + truck pumps 24hr.
Stanford	None	None	None
Stevensville	5¢/gal	Hanger ground 6¢/ft <sup>2</sup> T-Hanger\$150.00-\$180.00/Month Completed\$150.00-\$210.00/Month	100 LL 24 Hour Credit Card Self Service Tie downs: single\$3.00/day \$15.00/month Twins\$5.00/day \$25.00/month
Superior	None	10¢/ft. annual 40 X 30 hangar \$175 / month	100 LL by Credit Card Self Service, 24hrs
Terry	None	None	

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Townsend	None	None	100LL Self Service Credit Card, 24hrs
Wolf Point	None	\$2.50/lineal frontage footage Hangar: \$60/month Commercial: FedEx \$500/month Cape Air: \$750/month TSA: \$500/month	Self Service Credit Card – 100LL/Jet A

For further information, additions or corrections please contact:

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**Rates and Charges Survey: 2015**