

REPRESENTATIVE SAMPLES OF GENERAL AVIATION AIRPORT HANGER GROUND LEASE RATES AND FUEL FLOWAGE FEES IN MONTANA: 2022

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.

2022 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 Commercial - Negotiated	None
Ashland**	None	None	None
Baker	\$.10/gal	\$50.00/yr ground lease \$125/month single hangar \$100/yr comm. Bldg. \$250/yr Ag Oper.	\$250.00 Aerial Applicator lease/year 100LL / JET A, Self Service - 24hr Full-Service M-F 8-5.
Big Timber	\$.03/gal	Private - \$.10/sq. ft/year Commercial - \$.15/sq. ft/year Hangar- \$200/ month	100LL / JET A
Boulder*	None	None	None
Bridger	None	\$80-\$150 pvt hangar rental 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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Airport	Fuel Flow Fee	Hanger Ground Lease cost per year	Other Fees or Notes
Chester	None	T-Hangar - \$250/Year Commercial - \$.05/sq. ft/year	100LL M-F 8-5 - make arrangements by calling 759-5191
Chinook	\$.10/gal	\$100/year ground lease	100LL, Self Service - 24hr.
Choteau	\$.05/gal	Ground lease \$25 / day short term \$25/day ramp fee; \$150/month	100LL, Self Service JET A, Full Service M-F 8-5 \$100 call out fee after hours
Circle**	None	T-Hangar - \$30/month Large Hangar - \$100/month \$20/night	100LL, Full Service 0800-1700
Colstrip**	None	\$100/year ground lease	None
Columbus**	\$.04/gal	Private - \$.08/sq. ft/year 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 Commercial - \$.10/sq. ft/year Ground - \$.04/sq. ft/year 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 Commercial - \$.04/sq. ft/year \$100/aircraft/year	100LL - Self Service – 24 hour JET A - Full Service
Dell	None	\$.11/sq. ft/year	None
Dillon**	\$.05/gal	Ground lease = \$.03/ft ² T-Hangar \$80.00/month	100LL/Jet A – Full Service
Dutton	None	None	None
Ekalaka**	None	T-Hangar single - \$35/night T-Hangar Twin - \$50/night T-Hangar \$1200/year	100LL, Self Service – 24 hour
Ennis**	\$.04/gal	\$.04/sq. ft/year	100LL Self and Full Service - 24hr. JET A - Full Service
Eureka	\$.10/gal	\$.10/sq.ft./year \$5/night – tie-down	100LL - Self Service - 24hr.
Fairfield	None	\$.04/sq. ft/year	None
Fairview**	None	\$.18/sq. ft/year	None

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Forsyth**	None	Private - \$100 / year Commercial - \$150/month T – Hangar \$720/year	None
Fort Benton	None	\$75/month old hangars \$140/month new hangars	100LL, Self Service - 24hr.
Gardiner**	\$.05/gal	\$.04/sq. ft/year Completed hangar \$.17/sq. ft/year	None
Geraldine*	None	Private - \$50/month hangar	Restroom & Lounge in lg hangar
Hamilton**	\$.07/gal	\$.12/sq. ft/year Commercial - \$250/year	100LL, Full and Self Service JET A, Full Service
Hardin**	None	Small Hangar - \$200/month Large Hangar - \$300/month	100LL, Self Service - 24hr
Harlem	None	None	None
Harlowton	None	\$.05/sq. ft/year T Hangar- \$175/month	None
Hot Springs	None	\$.08/ft ² ground lease	None
Hysham	None	None	None

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Jordan**	None	None	None
Kalispell City**	None	None	100LL, Self Service - 24hr. 100LL / JET A, Full Service 0800-1700
Laurel*	\$.05/gal	Private - \$.14/sq. ft/year Commercial - \$.10/sq. ft/year 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 Commercial \$0.1072/sq. ft/year T-Hangar - \$87/month \$15/night Big Hangar - \$55 Single, \$90 Light Twin Heated Hangar - \$240/month	100LL/ JET A Self Service - 24hr.
Libby**	None	\$.075/sq. ft/year Tie Down Fee: \$5/night; \$20/week; \$40/month Fee for one night waived with purchase of 10 gal of fuel	100LL / JET A, Self Service - 24 hr. Courtesy Car Available
Lincoln	None	\$.1125 sq. ft/year	Free Pilot Campground Free use of bicycles/Courtesy Car
Livingston**	\$.05/gal	Hangars - \$.089/sq. ft/year T-Hangar - \$106/month	100 LL / JET A, Full Service 0800-1700

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Malta	\$.10/gal	Private - \$.10/sq. ft/year Commercial - \$.02/sq. ft/year Small T-Hangar - \$125/month Large T-Hangar - \$190/month	100LL / JET A, Self Service - 24hr.
Miles City	\$.07/gal	T-Hangar - \$138/month Hangars \$.17/sq. ft/year Heated Community Hangar \$247/month Hangar \$120/month	100LL Self and Full Service - 24hr. JET A, Full Service
Opheim**	None	None	None
Philipsburg** Plains	None None	None Standard - \$.04/sq. ft/year Commercial - \$.08/sq. ft/year	None Courtesy Car
Plentywood**	None	Private - \$.08/sq. ft/year Commercial - \$.10/sq. ft/year	100LL, Self Service - 24hr.
Polson*	None	\$.22 - \$.18/ft ²	100LL / JET A, Self Service - 24hr.
Poplar*	None	Commercial ground lease \$.07/ft ²	100LL Self Service-24 h; Jet A+ Full Service
Red Lodge*	None	\$.11/sq. ft/year	100LL, Full Service – must call
Richey	None	\$.1125/sq. ft/year	None

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Ronan**	\$.08/gal	\$.14 sq. ft/year	100LL / JET A, Self Service - 24hr.
Roundup**	\$.05/gal	Private - \$.025/sq. ft/year 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 Commercial Ground Lot - \$100/year T-Hangar \$125/month	100LL / JET A, Self Service - 24hr.
Seeley lake	None	\$.1125/sq. ft/year	Free Pilot Campground Free use of bicycles
Seeley Lake (2) Lindey's Landing	None	None	Mogas by prior arrangement
Shelby**	None	Varies, T-Hanger \$60/month FAA Hangers \$134-205/month	JET A, Full Service 100LL / JET A, Self Service - 24hr.
St. Ignatius	\$.60/gal	\$.14/ft ² 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. T-hangars \$175.00 and up/month Bi-fold hangars \$250 and up/month
Superior**	None	Comm ground lease- \$.10/sq. ft/year 40 X 30 hangar - \$175/month	100LL, Self Service - 24hr.
Terry**	None	None	None
Thompson Falls**	None	\$.08/sq. ft/year Hangar - \$250/year	100LL, Self Service - 24hr.
Three Forks**	\$.03/gal	Ground Lease - \$.085/sq. ft/year Hangar \$150-\$250/month Commercial \$.12- \$.14/sq. ft/year	100LL, Self Service – 24hr.
Turner*	None	None	100LL, Self Service - 24hr.
Townsend	None	\$.09/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	\$.1125/sq. ft/year	Tie downs available
Wilsall*	None	None	None

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Winnett*	None	None	None
Wisdom*	None	None	None
Wise River*	None	None	None

For further information, additions or corrections please contact:
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