

## **REPRESENTATIVE SAMPLES OF GENERAL AVIATION AIRPORT HANGAR GROUND LEASE RATES AND FUEL FLOWAGE FEES IN MONTANA: 2024**

### **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.

## 2024 Rates and Charges for Various General Aviation Montana Airports

<b><u>Airport</u></b>	<b><u>Fuel Flow Fee</u></b>	<b><u>Hangar Ground Lease cost per year</u></b>	<b><u>Other Fees or Notes</u></b>
Anaconda**	None	Private - \$0.08/sq. ft/year Commercial - Negotiated	None
Ashland	None	None	None
Baker	\$.10/gal	\$50.00/yr ground lease Hangar \$125/month single eng. Hangar \$200/month twin eng. \$250/yr Ag Oper. \$100/yr comm. Bldg.	\$250.00 Aerial Applicator lease/year Heated hangar \$40.00-\$500/per night 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
Brider*	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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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	\$.10/gal	Overnight heated hangar \$50, \$100/weekly, \$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 - \$.1020/sq. ft/year Commercial - \$.1406/sq. ft/year Through the Fence - \$110/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

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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.
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
Dillon	\$.05/gal	Ground lease = \$.04/ft <sup>2</sup> T-Hangar \$80.00/month	100LL/Jet A – Full Service Landing Fee for >12,500 Lbs.
Dutton	None	Ground lease= \$.04/sq. ft/year T-Hangar- \$50	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.

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Fairfield*	None	\$.04/sq. ft/year	None
Fairview	None	Private \$.20/sq. ft/year Commercial - \$.30/sq. ft/year	None
Forsyth	\$0.04	\$160 / year T – Hangar \$65/month	Condo hangar \$25/day, \$140/Month
Fort Benton*	None	\$75/month old hangars \$140/month new hangars	100LL, Self Service - 24hr.
Gardiner	None	\$.074/sq. ft/year Commercial lease \$.56/sq. ft/year	None
Geraldine	None	Public - \$10/ day, \$150/month	Restroom & Lounge in lg hangar
Hamilton	\$.07/gal	\$.12/sq. ft/year Commercial - \$250/year	100LL, Full and Self Service JET A, Full Service Landing fees above 17K Lbs.
Hardin**	None	Small Hangar - \$200/month Large Hangar - \$300/month	100LL, Self Service - 24hr
Harlem	None	None	None
Harlowton*	None	\$.05/sq. ft/year	None

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		T Hangar- \$175/month	
Hot Springs*	None	\$.08/ft <sup>2</sup> ground lease	None
Hysham	None	None	None
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

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Lincoln	None	\$.12 sq. ft/year	Free Pilot Campground Free use of bicycles/Courtesy Car
Livingston	\$.05/gal	Hangars - \$.099/sq. ft/year T-Hangar - \$106/month Condo or other hangar- \$450/month Commercial ground lease-\$.75.sq. ft/month	100 LL / JET A, Full Service 0800-1700
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	\$.10/gal	T-Hangar - \$140/month Hangars \$.13/sq. ft/year Heated Community Hangar \$250/month	100LL Self and Full Service - 24hr. JET A, Full Service
Opheim	None	None	None
Philipsburg	None	None	None
Plains	None	Standard - \$.04/sq. ft/year Commercial - \$.08/sq. ft/year	Courtesy Car
Plentywood**	None	Private - \$.08/sq. ft/year Commercial - \$.10/sq. ft/year	100LL, Self Service - 24hr.

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Polson	\$.8/gal/own fuel	\$.22 - \$.18/ft <sup>2</sup>	100LL / JET A, Self Service - 24hr.
Poplar	None	Commercial ground lease \$.10/ ft <sup>2</sup> Hangar ground lease rate \$.07/ft <sup>2</sup>	100LL; Jet A+ Full Service On call
Red Lodge	None	\$.105/sq. ft/year	100LL, Self Service - 24hr.
Richey	None	\$.12/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 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	\$.12/sq. ft/year	Free Pilot Campground Free use of bicycles

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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	\$.05/gal/non-based	\$.14/ft <sup>2</sup> T-hangar \$75/month (4-plex hangar-waiting list)	100LL, Self Service - 24hr.
Stanford*	None	Hangar - \$80/month	None
Stevensville	None	Hanger ground - \$.14/sq. ft/year New hangar construction fee: \$.65/ft <sup>2</sup> Annual user fee \$125	100LL, Self Service - 24hr. T hangars \$175.00 and up/month Tie-down- \$3/day, \$15/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.

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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	\$.12/sq. ft/year	Tie downs available
Wilsall	None	None	None

For further information, additions or corrections please contact:

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