

**LEWISTON-NEZ PERCE COUNTY
REGIONAL AIRPORT AUTHORITY**



Fee Policy

August 2014

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- I. Background
 - A. The Joint Powers Agreement that created the Lewiston-Nez Perce County Regional Airport Authority established goals, including the creation of administrative efficiencies, fiscal accountability, and making the airport a financially self sustaining entity.
 - B. FAA Grant Assurance #24 requires the authority to maintain a fee and rental structure for the land, facilities and services at the airport which will make it as self-sustaining as possible under the circumstances, taking into account such factors as the volume of traffic and economy of collection.
 - II. Fee Guidelines: These fees apply in the absence of any existing contract or lease to the contrary.
 - A. Commercial aircraft operators subject to Code of Federal Regulations title 14, Parts 121, 125, and 135 flying passengers and/or cargo for hire and enplaning and/or deplaning cargo and/or passengers shall pay landing fees. Tenant carriers are exempt from landing fees.
 - B. Landside use fees will be paid by businesses and commercial organizations that use the landside of the airport and its revenue-generating ability as a revenue-generating tool for their businesses (e.g., taxi cabs, limousines, etc.). Public entities providing public transportation shall be exempt.
 - C. Access Card Fees as outlined in the policy are required of everyone who need access cards to access secured areas of the airport. They will be paid by individuals at the time of issuance unless their parent business or organization has made arrangements to be billed for all their employees.
 - III. Lease Rates for Airport Property
 - A. Rental for property designated for such uses by the Airport Master Plan shall be as follows:
 1. The annual rental for lands designated for and used for private hangar development on the airport shall have a base rate of \$0.21 (twenty one cents) per square foot per year.
 2. The annual rent for a leasehold on the airport designated for and used for commercial aviation and meeting the airport minimum standards for commercial aeronautical activities shall be set as follows:
 - a. The rate for buildings with dimensions defined as the building's footprint plus 5 feet on three sides and 10 feet in front will be twenty-one cents per square foot (\$0.21/sf) per year.
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- b. The rate for land occupied by Lessee-developed taxiways, taxilanes, and aprons will be 50% of the rate established for buildings or 10.5 cents per square foot (\$0.105/sf) per year.
 - c. The rate for bare ground leased (for a maximum of 5 years) in anticipation of development, or land developed to accommodate other infrastructure will be twenty-five percent (25%) of the rate for buildings.
 - d. Lessee assumes maintenance responsibility for sole use infrastructure including, but not limited to aprons, taxilanes, and driveways.
 - e. Lessees using public facilities which ordinarily have a fee associated with its use shall pay such fees when the facility is being used in conjunction with their commercial operation.
 3. The annual rental for lands developed under the Lease Policy's Planned Tenant Development (PTD) concept shall be set by contract, taking into consideration the lessee's costs for development of infrastructure otherwise constructed by the airport.
 4. Airport property may be leased temporarily (on a year-to-year basis) by the city for recreational and other purposes (e.g., Golf Course, Hathaway Field, Airport Park, etc) if:
 - (a) Temporary use enhances the public acceptance of the airport.
 - (b) The use is desired by the local community.
 - (c) The uses do not adversely impact the airport.
 - (d) The recreation use does not preclude future airport development of the property.
 - (e) Airport revenue does not subsidize the community use.
 - (f) Rent for such uses are established by contract and negotiated annually:
 5. Rent for airport property (for example, water wells, easements, etc) used for non-aviation purposes shall be set at market value.
 6. Proposals for land rentals at nominal fees will not be accepted.
 - B. Airport Terminal Building Rent shall be established at market value.
 - C. Signatory Airlines shall be exempt from fuel taxes and/or fuel flowage fees.
- IV. Airport Use Fees

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- A. Aircraft Parking
1. Locally based aircraft shall pay \$20 per month if paid annually in advance; \$25 per month if paid quarterly in advance; and \$30 per month if paying monthly.
 2. Aircraft parked in transient parking will be charged \$5.00 per day.
 3. Aircraft parked on public ramps and areas adjacent to FBOs shall be charged \$5.00 per day.
 4. Aircraft parked in areas not designated for parking shall be charged \$10.00 per day.
 5. Large and heavy chartered aircraft (12,500 lbs or more) parked overnight shall pay a \$25 ramp fee.
- B. Landing fees shall be paid prior to departure unless other credit arrangements have been made with Airport Administration.
1. For Signatory Carriers: Landing fees shall be ninety-five cents (\$.95) per thousand (1,000) pounds of FAA certificated maximum allowable landing weight of each aircraft with a minimum of \$5.00 per landing.
 2. For Non-Signatory Carriers: Landing fees shall be one dollar and ten cents (\$1.10) per thousand (1,000) pounds of FAA certificated maximum allowable landing weight of each aircraft with a minimum of \$5.00 per landing.
- C. Cab companies, hotel courtesy vans and commercial bus companies shall pay a landside use fee of \$120 per year for the use of the airport.
- D. Off-Airport Cargo Companies shall pay \$100 per month for the use of the airport.
- E. Reserved automobile parking spaces may be approved and set by contract.
- F. In addition to the rent paid for use of the terminal building, on-airport car rental businesses shall pay \$3.80 per car rental day for each car rented from the company at the airport. Off-airport car rental businesses using the airport as a source of customers shall pay 10% of their airport-derived gross revenues.
- G. Access Cards and Badges: The fee for airport access cards shall be \$25 per card per year with the following exceptions:
1. Hangar owners shall be entitled to receive one no-fee card.
 2. Airport businesses shall be entitled to 5 no-fee cards.

3. All other AOA, SIDA, and Sterile Area Badges shall be \$25 each.
 4. City and County employees whose work requires them to have access to the airport shall be exempt from access card fees.
 5. Replacement fee for lost or stolen cards: \$25 per card
 - H. Boarding Bridge use fee: \$50 per use.
 - I. Fuel taxes shall be \$0.07 (seven cents) per gallon, paid by the commercial fuel provider located on the airport.
- V. This policy shall take effect 20 August 2014.

Dated this 20th day of August, 2014

LEWISTON-NEZ PERCE COUNTY
REGIONAL AIRPORT AUTHORITY

BY: 

William V. McCann, Jr., Chairman

ATTEST:

BY: 

Verl L. Long, Secretary