



## **Rates & Charges Policy 2023 Rates**

### **I. Introduction**

The purpose of this document is to develop and maintain uniform published rates and fees for Monroe County Airport customers. Prior to the beginning of each calendar year, Monroe County Airport rates and fees will be approved by the Board of Supervisors. Interim changes to these rates and fees may be made by the Airport Manager or his designee in the event that such revisions are necessary to respond to significant changes in market conditions or to maintain the airport's competitive market position in the general aviation community.

From time to time, it is necessary to provide reasonable fee adjustments to resolve airport customer service issues that may arise during the course of regular business operations. As the airport takes great measures to provide nationally consistent services to its customers, there are occasions when it is appropriate to make adjustments to fuel, service or other fees to attain customer satisfaction goals and maintain customer loyalty. In these cases, the Airport Manager may deviate from the rates and fees herein.

### **II. Aviation Petroleum Products**

#### **A. Standard Pricing**

The Monroe County Airport has developed various fuel purchase programs to meet the needs of a wide variety of airport customers. Each of these programs uses a fixed margin formula. The retail sales price of the fuel product includes the cost of fuel, taxes and the airport's margin, inclusive of the established Fuel Flowage Fee. Retail sales prices are subject to change as the cost of fuel changes. The airport's margin is established in Section II A., Aviation Petroleum Products, Standard Pricing. Discounts authorized in Section II B., Discount Program, will reduce the airport's net margins.

#### **1. Avgas - Self-Service**

The airport has installed an Avgas self-service fueling system, allowing a low-cost purchase option for this product. The margin of this product is \$0.50 per gallon. This fee is combined with the product's cost to determine the retail sales price per gallon. As an example, if the airport's cost per gallon is \$4.50 (inclusive of taxes), then the addition of the margin would make the retail sales price \$5.00 per gallon. Pricing may also include a +/- 15% adjustment for market conditions and surrounding airports.

#### **2. Jet A**

The margin of this product is \$1.00 per gallon. This fee is combined with the product's cost to determine the retail sales price per gallon. As an example, if the airport's cost per gallon is \$3.95 (inclusive of taxes), then the addition of the margin would make the retail sales price \$4.95 per gallon. Pricing may also include a +/- 15% adjustment for market conditions and surrounding airports.

### 3. Aviation Oil and Additives

Aviation oil products and fuel additives are provided to customers upon request. The airport maintains a variety of product lines to meet customer needs. Pricing for these products is detailed below.

#### Aviation Oil

All types (per quart) will be sold at cost plus 50%.

#### B. Discount Program

The airport has implemented a standardized fuel discount program for both self-service Avgas and Jet A for based and itinerant customers. This discount is consistent with industry standards and recognizes the contribution of our based customers as well as our aeronautical service providers.

For the purpose of the discount programs, a based customer is defined as one who has in effect a current building lease, land lease, hangar agreement, or tie-down agreement with the airport. Itinerant customers are those who do not qualify as based customers.

#### 1. Avgas

##### Itinerant Aircraft Discount

Itinerant aircraft shall be allowed a discount based upon volume. The discount shall be based on the current posted retail price. The discount shall be based upon each fuel delivery and shall not include cumulative fuel deliveries. The following table details this discount program.

0-50.9 gallons	No Discount
51-150.9 gallons	\$0.05 per gallon
151-250.9 gallons	\$0.10 per gallon
251-500.9 gallons	\$0.15 per gallon
501 gallons and up	\$0.20 per gallon

##### Based Aircraft Discount

Based aircraft shall be allowed a discount exclusive of volume. The discount shall be a \$0.25 per gallon reduction in the current posted retail price.

#### 2. Jet A

##### Itinerant Aircraft Discount

Itinerant aircraft shall be allowed a discount based upon volume. The discount shall be based on the current posted retail price. The discount shall be based upon each fuel delivery and shall not include cumulative fuel deliveries. The following table details this discount program.

0-100 gallons	No Discount
101-200 gallons	\$0.05 per gallon
201-400 gallons	\$0.10 per gallon
401-700 gallons	\$0.15 per gallon
701-1000 gallons	\$0.20 per gallon
1001-2000 gallons	\$0.25 per gallon

## Based Aircraft Discount

Based aircraft shall be allowed a discount exclusive of volume. The discount shall be a \$0.50 per gallon reduction in the current posted retail price.

## C. Fuel Flowage Fees

### Fuel Flowage Fee

Tenant self-fueling programs purchasing fuel from a source other than the airport shall be subject to the \$0.15 flowage fee on gallons delivered to the airport.

Tenant self-fueling programs require that the operator obtain a Monroe County Airport Self-Fueling Permit. Self-fueling operations are strictly limited to the fueling of tenant-owned or exclusively leased aircraft, using only the tenant's employees and the tenant's equipment.

## III. Hangars and Tie-Downs

### A. Fees

#### Aircraft Hangars – Monthly

"2006" T Hangars: \$136.00

"2012" T Hangars: \$148.00

#### Multi-Hangar – Daily

Single/Small Twin/Helicopter	\$35.00
Cabin Class Twin	\$40.00
Light Jet/Turboprop	\$55.00

#### Tie-Downs – Monthly

Main Ramp	\$45.00
South Ramp	\$30.00

### B. Aircraft Hangar Wait List

Customers who wish to be placed on the aircraft hangar wait list must submit a completed T Hangar Waiting List Application along with a non-refundable deposit of \$25.00.

### C. Lost Key Replacement

The airport will charge a \$10.00 fee for each lost key replacement and a \$30.00 fee for replacement of hangar locks.

## VI. Other Fees

### B. After-Hours Fee

Normal hours of operation are 0800-1700 local. Should a customer require services outside of normal business hours, airport staff will accommodate that request at a rate of \$150.00.

C. Air Camping Fee

Air camping fee at approved locations shall be \$10.00 per night. Prior approval from the airport director or designee is required for all aircraft operators.

D. Aircraft Ground Power Unit (GPU)

An aircraft ground power unit (GPU) is available for aircraft engine start and 30 minutes runtime prior. This fee is waived with a 50 gallon fuel purchase. Extended GPU use is available at a rate of \$25.00 per half hour.

VII. Special Event Fees

The Monroe County Airport allows use of airport facilities and grounds for special events. The fees below cover the Administrative and Permit fees.

Event	Unit	Fee
Minimum Level – under 10 participants		
Private Event	Daily	\$0
Public Event	Daily	\$25
Medium Level – 10 to 300 participants		
Private/Public Event	Daily	\$100
Maximum Level – over 300 participants	Daily	\$1000
Filming	Daily	\$1250

In addition to the fees listed above, a percentage rent of three percent (3%) of all gross revenues may also apply if the event has a gate/entrance fee and/or economic benefit to the organizers. Charitable organizations that acquire 501© status will be charged one-half (1/2) of the charges and percentages listed above.

Administrative and Permit fees will be paid in advance of the event. After completion of the event, actual rent will be calculated based on gross receipts and billed and due/payable by the event organizer within 30 days of billing.

VIII. Buildings and Land

A. Buildings

The Monroe County Airport may have buildings that become available from time to time for either aeronautical services or other business purposes. Lease terms are negotiable and are based on fair market value.

B. Land

The Monroe County Airport leases unimproved land to those parties interested in providing an aeronautical service or other business service at the airport. Rental rates for unimproved land are determined through a fair market appraisal conducted by the airport fee appraiser.

Area 1:

Site Size Sq. Ft	Per Sq. Ft
0-4,000	\$0.20
4,001-10,000	\$0.17
10,001-30,000	\$0.15
Over 30,001	\$0.13

Area 2:

Site Size Sq. Ft	Per Sq. Ft
0-10,000	\$0.17
10,001-30,000	\$0.15
30,001-60,000	\$0.13
60,001-100,000	\$0.10
100,001-250,000	\$0.08

Area 3:

Site Size Sq. Ft	Per Sq. Ft
0-4,000	\$0.20
4,001-10,000	\$0.17
10,001-30,000	\$0.15
Over 30,001	\$0.13

Area 4:

Site Size Sq. Ft	Per Sq. Ft
0-4,000	\$0.20
4,001-10,000	\$0.17
Over 10,000	\$0.15

C. Non Aeronautical/Agricultural Land

The annual lease rate of non-aeronautical land is \$225/per acre. This rate applies to all agriculture parcels as well. In the case the agriculture parcels are bid, the minimum charged must be \$225/acre.

IX. General Aviation Operator Permit

A General Aviation Operator Permit must be obtained by any entity engaged in a commercial activity operating on or out of the Airport.

Authorized Activity	Fee
Non-Commercial Hangar Lessee	N/A
GA Self-Fueling Permittee	\$100.00
Aircraft Maintenance Operator	\$125.00
Avionics or Instrument Maintenance Operator	\$125.00
Aircraft Rental or Flight Training Operator	\$125.00
Aircraft Charter or Aircraft Management Operator	\$125.00
Aircraft Sales Operator	\$125.00
Other Commercial Aeronautical Activities	\$125.00
Temporary SASO	\$50.00