



Rates and Fees

Fiscal Year 2025

(October 1, 2024 – September 30, 2025)

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I. Introduction

These rates and fees have been established by the Lee County Port Authority (the "Authority") by taking into account the costs associated with the operation and maintenance of Page Field (the "Airport"), as well as the necessary recovery of capital investment into its facilities. It is the policy of the Authority to make the facilities and services of Page Field available to the general public on reasonable terms without unjust discrimination.

The purpose of this document is to develop and maintain uniform published rates and fees for Page Field and Base Operations customers. Prior to the beginning of each fiscal year, Page Field rates and fees will be approved by the Board of Port Commissioners. Interim changes to these rates and fees may be made by the Executive Director 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 Base Operations customer service issues that may arise during the course of regular business operations. As Base Operations 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 charges to attain customer satisfaction goals and maintain customer loyalty. In these cases, the Director – Page Field may deviate from the rates and fees herein following the guidelines established by Operations Instruction 6302, Fee Adjustment Procedures.

It should be noted that there are significant regulatory guidelines that must be considered when developing airport rates and charges.

II. FBO Services – Base Operations

Aviation Fuel Pricing

A. General

In accordance with federal regulations, an airport sponsor, including the Authority, may elect to provide certain aeronautical services directly using its own employees, vehicles, equipment and resources. In this case, the sponsor can exercise its proprietary exclusive right. **The Authority, as the operator of Page Field (the "Airport"), declares its proprietary exclusive right to provide the sale of aviation fuels via its fixed-base operator (FBO), Base Operations at Page Field.** Nothing contained in the fuel program shall be interpreted to be a waiver, abrogation or otherwise inconsistent with such exclusive right.

The Authority occasionally reviews its aviation fuel program to offer advantageous fuel purchase options to meet airport customers' needs. Any person who participates in any Authority fuel program does so subject to the explicit condition and understanding that the Authority may modify its fuel program pricing structures at any time and may promulgate additional rules, regulations and ordinances or amend existing fuel licenses and permits at any time with or without prior notice.

B. Fuel Pricing Components

Fuel pricing for the various programs is based on a number of factors related to the costs of providing the service and includes a return on the investment made by the Authority. These components include:

Cost of Goods Sold (COGS) – The actual cost of the fuel product delivered to the Airport inclusive of all taxes and fees.

Operating Expenses (OE) – Annual direct and allocated indirect labor, operational expenses and capital recovery costs associated with the operation of the FBO. The current OE is \$1.51 per gallon

Margin – Set fee established for various programs that represents the Authority’s return for assuming the inherent risks to provide fuel services including the investment in FBO facilities and equipment. The Authority reserves the right to adjust the margin from time-to-time to reflect changing economic conditions and/or other factors.

Airfield Cost Recovery (ACR) – A separately calculated fee determined using a compensatory rate methodology that includes the annual operating and capital recovery cost related to the airfield and divided by the total annual fuel volume. The current ACR expense is \$0.42 per gallon.

The price for non-discounted Full-Service Retail Jet A is based on the aforementioned components and is applied as follows:

Jet A Full Service Retail Price = COGS + \$2.53 (OE + Margin + ACR)

The price for non-discounted Full-Service and Self-Service Retail Avgas is based using a methodology similar to that of Jet A and applied as follows:

Avgas Full Service Retail Price = COGS + \$1.93 (OE + ACR)

Avgas Self Service Retail Price = Full Service Retail Price less \$1.00

C. Fuel Pricing Discounts

Pursuant to the reservation of proprietary exclusive rights, the Authority currently provides fuel discount programs as listed below. These discount programs cannot be combined.

Jet A

1. Itinerant Transaction Discount
2. Based Tenant Discount
3. Contract Itinerant Fuel Discount Program (through Avfuel)
4. Contract Based Fuel Discount Program (through Avfuel)
5. Contract Itinerant High Volume Discount Program (through Avfuel)

AvGas

- 1. Itinerant Transaction Discount
- 2. Based Tenant Discount
- 3. High Volume Discount
- 4. Self-Service Fueling Discount

Jet A Fuel Discounts

1. Itinerant Retail Transaction Discount

A discount off retail price based on the uplift per each transaction. The discount is based on the current retail price (inclusive of taxes). The discount is based upon each fuel delivery and shall not include cumulative fuel deliveries. U.S Government and other aircraft approved by the Defense Logistics Agency – Energy (DLA-Energy) who pay using the Aviation Into-Plane Reimbursement (AIR) Card will receive the same discount but will not be charged the Federal Kerosene and LUST Tax.

<u>Discount Category</u>	<u>Discount Per Gallon</u>
less than 200 gal	\$0.00
200 - 599 gal.	\$0.15
600 - 999 gal.	\$0.30
1,000 gal or more	\$0.45

2. Based Retail Tenant Discount

A discount off the retail price is available to customers who have a current building lease, land lease, hangar agreement, or tie-down agreement with the Authority. The discount is exclusive of volume.

<u>Discount Category</u>	<u>Discount Per Gallon</u>
Based	\$0.30
Requires Lease/Agreement	

3. Contract Itinerant Fuel Discount Program*

The contract fuel program offers a discount off the retail Jet A fuel price for customers participating with Avfuel. Customers must use their Avfuel contract card as the payment method in order to receive this discount. All fuel purchases made by the customer on contract fuel are billed directly to the customer by Avfuel. Avfuel reimburses the Authority for the cost of fuel as well as the appropriate per gallon into-wing (IW) rate. Customers may contact Avfuel at 1-800-466-2778 to obtain information on the contract fuel program.

<u>Discount Category</u>	<u>Into-Wing Rate</u>
less than 200 gal	\$2.28
200 - 599 gal.	\$2.18
600 - 999 gal.	\$2.08
1,000 gal or more	\$1.98

4. Contract Based Fuel Discount Program*

A discount off the itinerant contract fuel discount program is available to customers who have a current building lease, land lease, hangar agreement, or tie-down agreement with the Authority. Once eligibility has been verified and the customer has been added to the program they will have an established into-wing rate as shown regardless of the number of gallons per uplift.

<u>Discount Category</u>	<u>Into-wing Rate</u>
Contract Based	\$1.68
Requires Lease/Agreement	

5. Contract Itinerant High Volume Discount Program*

The contract itinerant high volume discount program offers a discount off the retail Jet A fuel price for customers participating with Avfuel who have purchased a minimum of 17,500 gallons the previous fiscal year (October 1 through September 30). Customers who achieve this threshold within a fiscal year will be eligible to participate in the program for the remainder of the fiscal year and the following year. Customers must request participation in this discount program and must select a single account number to use for all billing for all aircraft. Only aircraft owned by the customer or under the customer's exclusive control may be fueled under this program. Customers must supply a list of these aircraft to the Authority. The Authority, in its sole discretion, reserves the right to request additional information regarding aircraft ownership/exclusive control and to reject any aircraft from the program that it deems ineligible. Once eligibility has been verified and the customer has been added to the program they will have an established into-wing rate regardless of the number of gallons per uplift. Discounts on this program are not retroactive.

<u>Discount Category</u>	<u>Into-Wing Rate</u>
Contract High Volume	\$1.78

*The into-wing rate on all contract fuel programs is inclusive of operating costs, margin, and ACR, as applicable.

Avgas Fuel Discounts

1. Itinerant Transaction Discount

A discount off retail price based on the uplift per transaction. The discount is based on the current retail price (inclusive of taxes). The discount is based upon each fuel delivery and shall not include cumulative fuel deliveries. U.S Government and other aircraft approved by the Defense Logistics Agency – Energy (DLA-Energy) who pay using the Aviation Into-Plane Reimbursement (AIR) Card will receive the same discount.

<u>Discount Category</u>	<u>Discount Per Gallon</u>
less than 25 gal	\$0.00
25 - 49.9 gal.	\$0.10
50 - 99.9 gal.	\$0.20
100 gal or more	\$0.25

2. Based Tenant Discount

A discount off the retail price is available to customers who have a current building lease, land lease, hangar agreement, or tie-down agreement with the Authority. The discount is exclusive of volume.

<u>Discount Category</u>	<u>Discount Per Gallon</u>
Based	\$0.50
Requires Lease/Agreement	

3. High Volume Discount

The high volume discount program offers a discount off the retail Avgas fuel price for customers who have purchased a minimum of 5,000 gallons of Avgas from the Authority in the previous fiscal year (October 1 through September 30).

<u>Discount Category</u>	<u>Discount Per Gallon</u>
Avgas High Volume	\$0.60

4. Self-Service

There is an Authority-owned and operated Public Self-Service Fueling Facility available for customer use. The facility is located on the Southeast ramp. Self-Service fueling pricing is set to provide the lowest cost fuel option for Avgas customers who pump their own fuel. Payment must be made at the pump using a credit card. The price is discounted \$1.00 off the posted Full Service Avgas Retail price.

5. Fuel Flowage Fee

A Fuel Flowage Fee equal to the ACR, currently \$0.42 / gallon, will be applied to all tenant self-fueling operations. Tenant self-fueling programs require the operator to obtain a Lee County Port Authority Self-Fueling Permit. Self-fueling operations are limited to tenant-owned or exclusively leased aircraft, using only the tenant’s employees and equipment.

6. Fuel Facility Storage Fee

Self-fueling operators who purchase their fuel directly from one of the Authority’s fuel farm facilities by bottom loading into their own fuel truck will pay a Fuel Facility Storage fee of \$0.51 per gallon in addition to the established Fuel Flowage Fee.

Line Services

Base Operations provides a variety of FBO aircraft services as listed below. The cost to provide services and to operate and maintain the associated equipment is not included in the Airfield Cost Recovery (ACR).

A. Ramp Fees

Itinerant aircraft will be charged a daily ramp fee based on the size of the aircraft. The fee is waived for one day when the required minimum fuel is purchased, as outlined in the chart below. Fees may be waived for one day for donated humanitarian missions, such as Angel Flight, upon approval of the Director, Page Field, or his/her designee.

<i>Aircraft Type</i>	<i>Ramp Fee</i>	<i>Gallon Minimum</i>
Small Piston	\$20.00	or 10 gallons or top-off
Medium Piston	\$35.00	or 20 gallons or top-off
Large Piston	\$45.00	or 60 gallons or top-off
Small Turboprop	\$60.00	or 50 gallons or top-off
Medium Turboprop	\$70.00	or 120 gallons or top-off

Very Light Jet	\$100.00	or	80 gallons or top-off
Light Jet	\$140.00	or	120 gallons or top-off
Midsized Jet	\$160.00	or	180 gallons or top-off
Super Midsized Jet	\$200.00	or	300 gallons or top-off
Large Jet	\$300.00	or	350 gallons or top-off
Helicopter - Avgas	\$20.00	or	10 gallons or top-off
Helicopter - Jet	\$40.00	or	25 gallons or top-off

A monthly rate is available on the Base Operations itinerant ramp for Large Piston aircraft and above categories. A Tiedown Agreement with a minimum term is required for this monthly rate. Due to space limitations on the itinerant ramp, monthly rates for the Small Piston, Medium Piston & Helicopter category are only available on the Delta, North, Southeast, South, Southwest and "L" ramps. Placement is at the discretion of the Director or designee.

<i>Aircraft Type</i>	<i>Monthly Fee</i>
Large Piston	\$286.00
Small Turboprop	\$344.00
Medium Turboprop	\$401.00
Very Light Jet	\$344.00
Light Jet	\$401.00
Midsized Jet	\$458.00
Super Midsized Jet	\$515.00
Large Jet	\$572.00

B. Ground Power Unit (GPU)

A ground power unit (GPU) is available for aircraft engine start on a complimentary basis on the Base Operations ramp. Extended GPU use on the Base Operations ramp is available at a rate of \$45.00 per hour, or portion thereof, after 30 minutes. If available, a GPU may be requested on other areas of the airfield at a rate of \$45.00 per hour, or portion thereof, commencing on GPU startup.

C. Aircraft Lavatory Service

Aircraft lavatory service is available at a fee of \$50.00 per lavatory per service, regardless of aircraft type.

D. Potable Water Service

Aircraft potable water service is available at a fee of \$40.00 per service.

E. Air Conditioner Unit

An air conditioner unit designed to provide preconditioned cold air to an aircraft is available at a fee of \$40.00 per service.

F. Aircraft Towing

Aircraft towing that requires crossing of a runway is available at a fee of \$75.00 per requested service each way.

G. After-Hours Fees

Normal hours of operation are 0600-2200 local but may be adjusted at the discretion of the executive director, or designee. Should a customer require services outside of normal business hours, Base Operations staff will accommodate that request at an hourly rate of \$100.00 without proration.

H. Catering

A 20% handling fee will be added to catering orders that are ordered by Base Operations staff.

I. Aviation Oil

All types (per quart) will be sold at cost times two (2).

J. Fuel Additives

Fuel System Icing Inhibitor (FSII) will be sold at \$0.09 per gallon of Jet A, dispensed.

Other Fees & Services

A. Conference/Seminar Room Fee

Conference and seminar rooms are available for non-commercial aviation-related use for a nominal charge. The conference room is available at an hourly rate of \$35.00 per hour. Use of the seminar room is available in four-hour increments at a rate of \$150.00 per increment.

Page Field tenants and Base Operations customers may use either room as available without charge as long as the use is non-commercial in nature and aviation related under the same parameters as defined above.

B. Base Operations Facility Usage Fee

Page Field aeronautical operators may choose to use the Base Operations terminal facility in connection with a permitted commercial departure. A commercial departure is defined as a live departure from Base Operations whereby the operator enplanes their passengers utilizing the Base Operations terminal facility. This fee is applied per commercial departure and in addition to applicable ramp fees as established herein.

Base Operations Facility Usage Fee

<u>Passengers</u>	<u>Fee</u>
1 - 2 passengers	\$50.00
3 - 6 passengers	\$75.00
7 or more passengers	\$100.00

C. DASSP Services

Washington Reagan National (DCA) Access Standard Security Program (DASSP) operators may use Base Operations for originating direct flights to DCA under the DASSP. These flights are subject to a fee of \$400.00 per aircraft per DASSP flight.

D. Self-Service Maintenance Facility Fee

A self-service maintenance facility is provided for hangar and tie-down tenants to perform minor owner maintenance such as oil changes, at no fee. Should a tenant require the services of a specialty mechanic who does not hold an agreement with Port Authority, the self-service maintenance facility may be used on a limited basis with approval of the Director, Page Field, or designee, at a fee of \$25.00 per half day or \$40.00 per full day. Such approval will be contingent upon the mechanic providing documentation to include proof of liability insurance.

E. Lost/Damaged Grounding Cable Fee

A fee of \$35.00 will be assessed for replacement of any lost or damaged aircraft grounding cable.

F. Air Camping Fee

Air camping is permitted at approved locations at a rate of \$10.00 per night in addition to any applicable ramp usage fees. Prior approval from the Director, Page Field or designee is required for all aircraft operators.

G. Landing Fees

Landing fees are to be collected for commercial aircraft operations. A commercial operator is defined as a person, business, or other entity with or without a contract with the Lee County Port Authority to provide aeronautical services to the public. Landing fees will be charged as follows:

Landing Fees	
<u>Aircraft Type</u>	<u>Fee</u>
Single/Twin Piston	\$5.00
Turbine	\$10.00
Helicopter	\$8.00

Landing fees do not apply to commercial operators that are based at Page Field and maintain leased or owned facilities such as a hangar or office. Flight instructors with an independent flight instructor agreement are required to pay landing fees up to a maximum of \$50.00 per month. Flight instructors subject to the landing fee are responsible to pay for only the final landing of a multi-landing session.

H. Sublease Fees

Per Part II, Section 4: Subleasing Requirements of the Minimum Standards for Aeronautical Activities for Page Field, operators are permitted to sublease under certain conditions and with the approval of the Port Authority. Sub-lessee fees are based on the following schedule and will be applied to owned, operated, leased or managed aircraft.

Fees Associated with Subleasing

<u>Number of Aircraft</u>	<u>Monthly Fee</u>
0 - 2 aircraft	\$50.00
3 - 5 aircraft	\$100.00
6 or more aircraft	\$200.00

I. Environmental Cleanup Fees

Page Field maintains the necessary equipment and materials to respond immediately to small aircraft fluid spills (fuel, oil, hydraulic fluid, etc.) on the airport. The customer is responsible for any costs associated with the cleanup of any aircraft fluid spill or leak due to the customer's operations or condition of the customer's aircraft. A flat fee will be charged to the customer for fluid spills/leaks of five (5) gallons or less.

For fluid spills/leaks above five gallons, ARFF will respond and the customer will be charged per ARFF's established rates.

For ongoing leaks, the operator will be billed daily for necessary cleanup.

Up to 5 gallons: \$150.00

More than 5 gallons to be billed by ARFF for time and materials.

Any third party involvement for cleanup, mitigation or necessary repairs to asphalt will be billed directly to the owner/operator.

III. Aircraft Parking and Storage

A. T-Hangars

"A" Hangars:

<u>Hangar Number</u>	<u>Monthly Rate</u>
A-1 through A-8	\$482.00
A-9 through A-28	\$422.00
A-29 through A-38	\$241.00
A-39 through A-68	\$422.00

“F” Hangars:

<u>Hangar Number</u>	<u>Monthly Rate</u>
F-1 through F-4	\$404.00
F-6 through F-13	\$404.00
F-5 and F-14	\$539.00
F-15 through F-21	\$404.00
F-22 and F-23	\$876.00
F-24 through F-36	\$404.00
F-37 through F-44	\$440.00
F-45 through F-64	\$367.00
F-65 through F-68	\$462.00
F-69 through F-78	\$367.00

“SE” Hangars:

<u>Hangar Number</u>	<u>Monthly Rate</u>
SE-1 through 70	\$600.00
SE-71 through 79	\$800.00
SE-80 through 81	\$1,000.00

“U” Hangars: All “U” Hangars \$204.00

B. Multi-Storage Hangars – Monthly

Monthly storage fees will be based on the size of the aircraft to be stored. Aircraft wingspan will be multiplied by nose-to-tail length to determine the square footage footprint, rounded up to the nearest foot, and then multiplied by the appropriate monthly rate. Helicopter footprint will be determined by multiplying the length of the main rotor blades by the length of the body. Rates for the various multi-storage hangars are as follows:

<u>Hangar Number</u>	<u>Monthly Rate</u>
South Side Hangar G	\$0.63/Sq Ft
Base Operations Hangars M and O	\$0.81/Sq Ft

GPU and towing fees are complimentary for multi-storage hangar tenants.

Multi-Storage Hangar Crew Offices

Office space is available to Part 91 operators who have an existing multi-storage hangar agreement for their aircraft at the monthly rate of \$1.50 per square foot.

C. Multi-Storage Hangar – Daily

<u>Aircraft Type</u>	<u>Rate</u>
Small Piston	\$95.00
Medium Piston	\$95.00
Large Piston	\$110.00
Small Turboprop	\$110.00
Medium Turboprop	\$135.00
Very Light Jet	\$135.00
Light Jet	\$175.00
Midsized Jet	\$200.00
Super Midsized Jet	\$250.00
Large Jet	\$375.00
Helicopter - Piston	\$95.00
Helicopter - Jet	\$95.00

D. Tiedowns – Monthly (Piston and Small Turboprops that will fit in a conventional tiedown spot)

<u>Location</u>	<u>Rate</u>
Bravo, North, South, Southeast, Southwest and "L" Ramps	\$54.00
Commercial	\$56.00

E. Tiedowns – Monthly (Helicopters)

Due to the additional space required to keep safe separation from each other and fixed wing aircraft, tiedowns will only be offered on the "L" Ramp and each helicopter will be required to lease the equivalent of two conventional tiedown spots. As such, the monthly rate is \$108.00.

F. Terms

Hangar and tie-down agreements will only be executed for aircraft in flyable condition and with a valid FAA registration, unless other terms are agreed upon in writing. Aircraft without an agreement and left on any of the airport's ramps or in a hangar will be charged the appropriate daily itinerant ramp fee or multi-storage hangar fee, as appropriate, until such time they are removed from the airport or an appropriate agreement has been executed.

G. Aircraft Hangar Wait Lists

Customers who wish to be placed on an aircraft hangar wait list must submit a completed Request for Hangar Space along with a non-refundable deposit of \$400.00 per application.

H. Lost Key Replacement

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

IV. Buildings and Land

A. Buildings

The Lee County Port Authority has several buildings that may 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 Lee County Port Authority leases unimproved land to those parties interested in providing an aeronautical service or other business service at Page Field. Rental rates for unimproved land are determined through negotiations and a fair market appraisal conducted by the Port Authority's fee appraiser.

V. Late Charges

All invoices not paid by the required due date shall accrue interest at a rate of 18 percent per annum, unless otherwise provided for in the tenant's or aeronautical provider's lease or use agreement with the Lee County Port Authority.