

***DRAFT* Rates and Charges for Contra Costa County Airports: Buchanan Field and Byron**

Fees for Aircraft Tie-Down and Transient Parking:

Airport	Location	Aircraft Wingspan	Monthly Rate	Daily Rate	Added Information
Buchanan Field:	Gravel Area	40 ft. or less	\$ 35.00		
	Northwest Ramp	40 ft. or less	\$ 45.00		
	Southwest Ramp	40 ft. or less	\$ 45.00		
	East Ramp Rows B through K	40 ft. or less	\$ 55.00		
	East Ramp Row A	40 ft. or less	\$ 85.00		
	Itinerant Parking - Transient Ramp or Any Other Approved Location	Under 50 ft.		\$ 5.00	Fee may be waived if validated by an Airport business *
	Itinerant Parking - Transient Ramp or Any Other Approved Location	50 ft. or larger		\$ 25.00	Fee may be waived if validated by an Airport business *
	Transient Daily Small Hangar Rental		\$ 65.00		
	Transient Daily Medium & Large Hangar Rental		\$ 110.00		
Byron:	Ramp	40 ft. or less	\$ 35.00		
	Between Hangars	40 ft. or less	\$ 45.00		
	Itinerant Overnight Parking - Transient Ramp or Any Other Approved Location	Under 50 ft.		\$ 5.00	Fee may be waived if validated by an Airport business *
	Itinerant Overnight Parking - Transient Ramp or Any Other Approved Location	50 ft. or larger		\$ 25.00	Fee may be waived if validated by an Airport business *
	Transient Overnight Hangar Rental		\$ 50.00		

* Airport business must be enrolled in the Airports' Aircraft Overnight Parking Fee Waiver Program

Monthly Hangar Rent for Aircraft Storage:

Airport	Location	Monthly Rent	Rent Adjustment Schedule
Buchanan Field:	Land for Small to Medium Portable Hangar	\$ 115.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Land for Large Portable Hangar	\$ 130.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Shade Hangar - South Facing	\$ 140.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Shade Hangar - North Facing	\$ 165.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	T-Hangar - South Facing	\$ 350.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	T-Hangar - Modernized South Facing	\$ 370.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	T-Hangar - North Facing	\$ 370.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	T-Hangar -Modernized North Facing	\$ 390.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Medium Hangar - South Facing	\$ 470.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Median Hangar - Modernized South Facing	\$ 490.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Medium Hangar - North Facing	\$ 490.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Median Hangar -Modernized North Facing	\$ 510.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Hangar - South Facing	\$ 600.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Hangar - Modernized South Facing	\$ 620.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Hangar - North Facing	\$ 620.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Hangar -Modernized North Facing	\$ 640.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Executive Hangar - South Facing	\$ 470.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Executive Hangar - Modernized South Facing	\$ 490.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Executive Hangar - North Facing	\$ 490.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Executive Hangar -Modernized North Facing	\$ 510.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Storage/Half Hangar Units	\$ 185.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
Byron	T-Hangars	\$ 260.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Portable Hangar - Ground Rent	\$ 96.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Portable Hangar - Ground Rent	\$ 120.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Storage/Half Hangar Units	\$ 140.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)

Miscellaneous Tenant Discount Incentives:

Prepay 12 months in advance and receive a 3% reduction in rent for the 12 month period (maximum benefit of \$1,000 per year).

Refer a pilot and they rent a tie-down or hangar and receive a one-time \$50 rent credit for your hangar or \$15 rent credit for your tie-down after 6 months of tenancy by the referred person (referred person must maintain tenancy during the rent credit month).

Miscellaneous Tenant Discount Incentives (Continued):

Refer a business that enters into a lease or license agreement with the County and after 6 months of their operation you will receive an equivalent of 2% of what the County receives from that business each month for the following 6 months (maximum benefit of \$1,000 for 6 months; business must maintain tenancy during the rent

Frequent tenant discount; rent more than 1 hangar or tie-down and receive a 5% discount on rent for each additional hangar or tie-down space (discount applied to lowest priced rent and there is a maximum benefit of \$1,500 per year)

Get a pilot's license through a business located on Buchanan Field or Byron Airport and get a one-time \$50 rent credit for your hangar or \$15 rent credit for your tie-down after 2 months of tenancy.

Miscellaneous Fees Applicable to Both Airports:

Hangar Swap Fee:

\$100 per Tenant

Hangar Upgrade/Move Fee:

\$100 Plus Tenant Pays the Rent for Both Locations Until Tenant Is Fully Out of the Pre-Existing Location

Hangar Agreement Modification/Change Fee:

\$100 Per Occurrence

Insurance Certificate Late Fee:

\$50 Late Fee - For Certificates Provided 7 to 20 Days after Existing Certificate has Lapsed

\$75 Late Fee - For Certificates Provided 21 to 27 Days after Existing Certificate has Lapsed

\$100 Late Fee - For Certificates Provided 28 to 35 Days after Existing Certificate has Lapsed

NOTE: Failure to Provide an Insurance Certificate within 35 Days after Existing Certificate has Lapsed is Default and Grounds for Termination

Gate Access Control Cards:

Deposit	\$	30.00
Replacement of Lost or Damaged Cards	\$	30.00
Reactivation Fee Per Each Occurance	\$	15.00

Flight Instructor Registration:

Annually	\$	25.00
----------	----	-------

Aircraft Mechanic Registration:

Annually	\$	25.00
----------	----	-------

Miscellaneous Fees Applicable to Both Airports (Continued):

Ground Transportation Providers:

One Time Administrative Fee	\$	1,000.00	
Annual User Fee	\$	1,200.00	or \$0.50 per each trip (Note: a trip is defined as a pick up or a drop off)

Airport Movement Area Authorization/ID Badge:

Issuance		No Cost
Replacement Badge Per Each Occurrence	\$	30.00

Driver/Fueler Training:

First Training Class		No Cost
Each Subsequent Training Class	\$	300.00

Airport Sweeper Service, Fire Hydrant Clean Out, or Other Assistance Fee:

\$110 per hour or partial hour for each airport personnel; fee to be increased annually on July 1 by the average CPI change for the preceeding period and rounded to nearest whole dollar.

Airport Administration Staff Services for Account Reconciliation, Insurance Certificate Assistance, Property Reinspections and/or Other Related Actions Fee:

\$110 per hour or partial hour for each airport personnel; fee to be increased annually on July 1 by the average CPI change for the preceding period and rounded to nearest whole dollar.

Aircraft Improperly Parked & Obstructs Operations or Compromises Safety Fee:

Relocation Fee	\$100.00	Per Hour or Partial Hour
----------------	----------	--------------------------

Aircraft Obstructing Runway and/or Taxiway:

The First Hour is Free but \$500 for Each Thirty Minutes or Portions Thereof Following the First Hour

Lessor Processing and Transaction Fee for Tenants Requests to Amend the Lease, Assign the Lease, or other Action in connection with Tenant's Agreement that requires

Lessor's Staff Time and Resources (other than Airports Division Staff Time) to Review, Investigate, Process, Record, and/or Undertake Any Action.

\$2,500 Per Occurrence Unless Otherwise Specified in the Agreement

Miscellaneous Fees Applicable to Both Airports (Continued):

New Development Fee:

- \$10,000 Development Deposit - \$5,000 is non-refundable if the project does not proceed and/or fails to progress within 6 months of the Board of Supervisors authorization to negotiate lease or agreement terms.
- \$10,000 is non-refundable if project is terminated and/or fails to progress within 6 to 12 months of the Board of Supervisors authorization to negotiate lease or other agreement terms.
 - If Project proceeds, the deposit is applied to the cost of lease or agreement development (Note: Airports staff time is not applied) if project proceeds; interested party is responsible for any cost above deposit and any excess funds will be returned to the interested party or applied to their account after successful completion of an agreement.

Filming Fees:

Rent and deal terms to be negotiated individually depending on the location, duration, access requirements, and Airport staff needs

Special Event Fees:

Rent and deal terms to be negotiated individually depending on the location, duration, access requirements, and Airport staff needs

Leases and License Agreements:

Rent and deal terms to be negotiated individually

2/28/2018

DRAFT

Rental Type	Existing Rent	Proposed Rent & Rent Adjustment Change	Comparison Rent Range
CCR			
Tie-Down - Gravel	\$ 39.00	\$ 35.00	\$30 - \$88
Tie-Down - Northwest	\$ 55.00	\$ 45.00	N/A
Tie-Down - Southwest	\$ 55.00	\$ 45.00	N/A
Tie-Down - E. Ramp	\$ 60.00	\$ 55.00	\$50 - \$76
Tie-Down - Lg. E. Ramp	\$ 94.00	\$ 85.00	\$75 - \$135
Shade Hangar - South Facing	\$ 177.07	\$ 140.00	\$94 - \$150
Shade Hangar - North Facing	\$ 177.07	\$ 165.00	\$94 - \$150
T-Hangar - South Facing	\$ 394.10	\$ 350.00	\$220 - \$344
T-Hangar - Modernized South Facing	\$ 394.10	\$ 370.00	\$220 - \$344
T-Hangar - North Facing	\$ 394.10	\$ 370.00	\$220 - \$344
T-Hangar - Modernized North Facing	\$ 394.10	\$ 390.00	\$220 - \$344
Medium Hangar - South Facing	\$ 548.33	\$ 470.00	\$260.75 - \$531.75
Medium Hangar - Modernized South Facing	\$ 548.33	\$ 490.00	\$260.75 - \$531.75
Medium Hangar - North Facing	\$ 548.33	\$ 490.00	\$260.75 - \$531.75
Medium Hangar - Modernized North Facing	\$ 548.33	\$ 510.00	\$260.75 - \$531.75
Executive Hangar - South Facing	\$ 548.33	\$ 470.00	\$260.75 - \$531.75
Executive Hangar - Modernized South Facing	\$ 548.33	\$ 490.00	\$260.75 - \$531.75
Executive Hangar - North Facing	\$ 548.33	\$ 490.00	\$260.75 - \$531.75
Executive Hangar - Modernized North Facing	\$ 548.33	\$ 510.00	\$260.75 - \$531.75
Large Hangar - South Facing	\$ 748.23	\$ 600.00	\$359 - \$814
Large Hangar - Modernized South Facing	\$ 748.23	\$ 620.00	\$359 - \$814
Large Hangar - North Facing	\$ 748.23	\$ 620.00	\$359 - \$814
Large Hangar - Modernized North Facing	\$ 748.23	\$ 640.00	\$359 - \$814
Annual Adjustment	Annually by CPI	3-Year Rent Freeze & then Adjusted Every Three by Average 3-Year Change in CPI (rounded to nearest whole dollar)	
C83			
Tie-Down - Ramp	\$ 40.00	\$ 35.00	\$30 - \$32
Tie-Down - Between Hangars	\$ 50.00	\$ 45.00	N/A
Portable Hangar - Ground Rent	\$ 101.18	\$ 96.00	N/A
Large Portable Hangar - Ground Rent	\$ 126.49	\$ 120.00	N/A
T-Hangars	\$ 265.03	\$ 260.00	\$263 - \$354.27
Annual Adjustment	Annually by CPI	3-Year Rent Freeze & then Adjusted Every Three by Average 3-Year Change in CPI (rounded to nearest whole dollar)	