



Rates and Charges

FY27



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Airport Director's Authority

The Airport Director shall be authorized to assess or waive fees not specifically addressed in the Rates and Charges. For example: the use of airport conference room, vehicle parking areas, and other related fees and charges that may occur on an infrequent basis.

Adjustment of Rates and Charges

The airport rates and charges will be assessed every year during the budget process. The Airport Director will research commensurate airports within the region to ensure our rates and charges are competitive within our market. The market research may extend to airports farther away from the region, due to the limited number of airports in the Houston Metro area that fall within our category. With that being said other airports chosen for the study will be of the general aviation airport category with a service level of regional and a role of national according to the FAA's National Plan of Integrated Airport System (NPIAS).

There are currently 107 National level airports in the U.S. and only 14 in the state of TX which are:

KADS - Addison Airport
KGKY – Arlington Municipal
KHYI – San Marcos Regional
KDTO – Denton Enterprise
KGTU – Georgetown Municipal
KBAZ – New Braunfels National
KSKF – Kelly Field
KTKI - McKinney National Airport
KRDB - Dallas Executive
KAFW - Fort Worth Alliance
KFTW - Fort Worth Meacham
KEFD - Ellington Field
KCXO - Conroe North Houston Regional
KSGR - Sugar Land Regional

The following chart is a compilation of Ground lease rates that were collected for the current year comparison:

Airport	Improved Ground Lease	Unimproved Ground Lease
Addison	\$0.75 - \$0.80	\$0.65 - \$0.80
Arlington	\$0.42 - \$0.50	\$0.25 - \$0.35
Dallas Executive	\$0.55	\$0.45
Denton	NA	\$0.30 - \$0.45
Grand Prairie	\$0.25	\$0.20
McKinney	\$0.45 - \$0.65	NA
Meacham	\$0.47	\$0.47
Mesquite	\$0.31 - \$0.46	NA
Spinks	\$0.31	\$0.31
Conroe	\$0.17	\$0.17
Sugarland	\$0.50	\$0.50
Galveston	\$0.39 - \$0.45	\$0.27 - \$0.33

The Following Chart is a comparison of fuel flowage rates collected for the current year's comparison

Airport	Fuel Flowage Rate FBO rate	Fuel Flowage Rate Self Fueling
Temple Executive	\$0.30	NA
Addison	\$0.17	\$0.22
Waco Regional	\$0.13	NA
Denton Enterprise	\$0.17	\$0.29
Conroe	\$0.10	\$0.15

Aviation Ground Lease

The Following aviation ground lease category rates are for any parcel of land lease for the purpose of construction or conducting aviation activity on.

Basic Ground Lease: \$0.19/sf - per year

Secondary Ground Lease: \$0.28/sf – per year

Primary Ground Lease: \$0.38/sf – per year

Apron Lease: \$0.40/sf – per year

**Basic Ground Lease - unimproved land, developer is responsible for running utilities, fencing, all infrastructure is greater than 1,000' from parcel*

**Secondary Improved Ground Lease Rate - non developed land but with reasonable access to utilities and airside taxiways that might need to be extended to the development greater than 500' but less than 1,000'.*

**Primary Improved Ground Lease Rate - Non Developed land with direct access to utilities and airside taxiways/taxilanes less than 500'*

**Apron Lease - improved surface with asphalt/concrete paving for aircraft parking*

Commercial/Non-Aviation Ground Lease

Commercial/non-aviation ground leases are for specified parcels of land identified in the latest FAA approved Airport Layout Plan (ALP). The use and types of development on these parcels is subject to approval. Commercial/non-aviation ground leases will be subject to a commercial activity fee (CAF). This fee is related to an operation conducted for the purpose of securing earnings, income, compensation, reimbursement, and/or profit, whether or not these objectives are accomplished. The CAF will be based on a percentage of annual gross sales.

Lease rate: Fair Market Value Assessment

CAF: 1.5% Gross Sales-per year

Short Term Temporary Use of Non-Aviation land

At the discretion of the Airport Director, land classified as non-aviation can be used for short term temporary use on an as needed basis. (See Exhibit A)

Short term non-aviation fees:

Lot A - \$350 per month (1 month minimum)

Lot B - \$350 per month (1 month minimum)

Lot C - \$550 per month (1 month minimum)

Lease Assignment Fee

If a tenant assigns their right, title, and/or interest of their ground lease to another individual or entity, a lease assignment fee will be assessed.

Assignment fee: \$500.00

Contract/Lease Amendment Fee

For any tenant initiated/requested contract/lease amendment a fee will be assessed.

Amendment fee: \$500.00

Fuel Farm Ground Lease

The fuel farm ground lease is for fixed based operators (FBO) and approved self fueler's to place above ground fuel storage tanks for the purpose of storing and dispensing aviation fuels into a re-fueling truck.

Lease rate: \$0.09/sf-per year

Fuel Flowage Fee

All users of the airport who conduct fueling operations will be assessed a fuel flowage fee based on number of gallons delivered onto the airport into their respective fuel tank or fuel vehicles.

Flowage fee: \$0.11/gallon (For Public Sale)

\$0.18/gallon (For Personal Use/Self Fueling)

Air Cargo Operation Fee

Any aircraft operating a commercial air cargo operation at the Conroe North Houston Regional Airport shall pay a fee based on gross weight of cargo for each loaded departure and arrival. The operator must submit payment along with the cargo manifest documents associated with each flight.

Fee rate: \$0.05/lb.

U.S. Customs FIS International Clearing Fees

Any aircraft entering the United States through the Conroe North Houston Regional Airport shall pay fees associated with their respective weight class of the aircraft, and are subject to overtime fees as directed by the U.S. Customs Officer. Regulated garbage will be collected from arriving flights and fees will be applied with the exception of Canadian arrivals. The Conroe North Houston Regional Airport classifies any and all waste removed from an aircraft that is not arriving from Canada to be considered “regulated”.

U.S. Customs Fees:

Aircraft up to 8,000lbs.	\$160.00
Aircraft from 8,001lbs.-12,000lbs.	\$285.00
Aircraft from 12,001lbs - 20,000lbs.	\$400.00
Aircraft from 20,001lbs – 50,000lbs	\$480.00
Aircraft 50,000 or greater -	\$560.00
Overtime Fee (added to clearing fee)	\$400.00
Regulated trash disposal fee	\$270.00/bag

Airport Admin. Conference Room Rental

The airport administration building’s conference room can be rented on an as needed/first come first serve basis on either a half day or full day rental. No rental or use of conference room outside of business hours

Lease rate: \$20.00 – half day
\$35.00 – full day

