Naples AIRPORT AUTHORITY
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Rates and Charges

Fiscal Year 2027

(October 1, 2026 – September 30, 2027)
(Effective October 1, 2026)

Please visit our website at www.flynaples.com for the most current rates and charges document.

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I. Introduction

These rates and charges have been established by the City of Naples Airport Authority (the "Authority") by taking into account the costs associated with the operation and maintenance of 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 Naples Airport available to the general public on reasonable terms without unjust discrimination.

Any rates and charges now in effect or hereafter adopted or revised, upon adoption or revision, are incorporated into the Rules and Regulations by reference. The administration of these rules and regulations shall be under the authority, responsibility, and control of the Executive Director.

Significant regulatory guidelines must be considered when developing airport rates and charges.

Commercial airline rates and charges are negotiated on a case-by-case basis.

II. FBO Services – Naples Aviation

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 the Naples Airport (the "Airport"), declares its proprietary exclusive right to provide the sale of aviation fuels via its fixed-base operator (FBO), Naples Aviation.** Nothing contained in the fuel program shall be interpreted as a waiver or abrogation of, or as otherwise inconsistent with that 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.

For current prices, visit www.flynaples.com or contact Naples Aviation Customer Service at (239) 643-0404.

B. Fuel Pricing Components

Fuel pricing for the various programs is based on several factors related to the costs of providing the service and includes a return on the investment made by the Authority for future capital needs. The published price of the fuel is the fuel cost plus a markup.

The components of the markup include:

FBO Expenses – Annual direct and allocated indirect labor, operational expenses and capital recovery costs associated with the operation of the FBO.

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 other airport facilities then divided by the total budgeted annual fuel volume. The current ACR fee is $0.75 per gallon.

Capital Reserves – FBO and other airport capital fee for future capital not related to airfield improvements.

Seasonal Pricing – A peak season fee to recover additional costs needed to operate the airport during the peak season months (November – April).

C. Fuel Pricing

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

Jet A

1. Credit card
2. Tenant
3. Avfuel contract fuel program (through Avfuel)*

* Avfuel's contract fuel program contact information is 800-466-2778.

SAF

Sustainable Aviation Fuel (SAF) is available through Avfuel's contract fuel program. Please contact Avfuel at 800-466-2778 regarding price.

AvGas

1. Credit card
2. Tenant
3. Self-service fueling

Jet Fuel Markup

1. Credit Card

Based on the gallons purchased per transaction as shown in Table 1.

2. Tenant

To be eligible, the aircraft must be associated with an Authority-approved lease or sublease. Determination of eligibility shall be in the full discretion of the Authority and backup documentation may be required.

3. Avfuel Contract Card

The contract fuel program is available for customers participating in Avfuel's contract fuel program. Customers must use their Avfuel contract card as the payment method to receive this price. Only aircraft owned by the customer or under the customer's exclusive control may be fueled under this program. The customer must provide the Authority with a list of eligible aircraft. 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. Customers may contact Avfuel at 1-800-466-2778 to obtain information on the contract fuel program.

Complimentary Services

Customers purchasing more than 1,000,000 gallons annually will receive complimentary ground support services and equipment, including waiver of the first overnight parking fee and complimentary use of ground power units (GPU), towing, potable water, and dishwashing services. Lavatory services are excluded.

Table 1 – Jet A Fuel Markup

Jet A	Off-Season (May - October)	Peak Season (November - April)
1. Credit card		
1 - 199 gallons	$ 2.75	$ 3.50
200 - 499 gallons	$ 2.60	$ 3.35
500 or more gallons	$ 2.45	$ 3.20
2. Tenant		
Avfuel contract card	$ 2.10	$ 2.10
Other payment types	$ 2.25	$ 2.25
3. Avfuel contract card		
1 - 199 gallons	$ 2.50	$ 3.25
200 - 499 gallons	$ 2.35	$ 3.10
500 or more gallons	$ 2.25	$ 2.95

Aviation Gasoline Fuel Markup

1. Credit Card

Based on the gallons purchased per transaction as shown in Table 2 below.

2. Tenant

To be eligible, the aircraft must be associated with an Authority-approved lease or sublease. Determination of eligibility shall be in the full discretion of the Authority and backup documentation may be required.

3. Self-Service

The Authority owns and operates two public AvGas (100LL) self-service fueling facilities, located on the north and south sides of the General Aviation Terminal. Public self-service fueling pricing is set to provide the lowest cost fuel option for AvGas (100LL) customers who pump their own fuel. Payment must be made at the pump using a credit card.

Table 2 – Aviation Gasoline Markup

AvGas (100LL)	Off-Season (May - October)	Peak Season (November - April)
1.Credit Card	$ 2.50	$ 3.25
2. Tenant Annual lease	$ 2.00	$ 2.00
3.Self-Service Public Self-Service Fuel	$ 1.00	$ 1.00

UL94

1. Retail/Full service - NAA cost plus a $1.00 markup.

2. Tenant -
Annual lease - Subsidized to match AvGas tenant rate minus $0.12.

Private Self-Fueling Tanks

Private self-fueling (not to be confused with public self-service fueling) by airport tenants is permitted under the private self-fueling license and strict compliance with the Airport Rules and Regulations. There is an initial, one-time non-refundable fee of one thousand ($1,000), payable to the Authority upon application for a license. The private self-fueling license requires that the tenant pay the established Airfield Cost Recovery (ACR) Fee to the Authority, which is calculated based on the net gallons delivered into the tenant's fuel storage facility. The current ACR is $0.75 per gallon. The tenant is responsible for promptly providing the Authority with the bill of lading for each fuel delivery and submitting fueling logs upon demand by the Authority.

Aviation Oil

Selling price per quart equals the Authority's cost per quart multiplied by 1.35.

Overnight Parking

Transients who leave their aircraft overnight at the FBO are charged a daily fee as shown in Table 3.

Table 3 - Overnight Parking

A. Ramp Overnight Parking	Off-Season (May - October)	Peak Season (November - April)	Holidays*
Transient - Daily:			
Single Engine	$ 25	$ 30	$ 45
Twin Engine	$ 50	$ 60	$ 90
Turbo Prop - Single Engine	$ 75	$ 90	$ 135
Turbo Prop - Twin Engine	$ 105	$ 125	$ 190
Turbo Prop, Super - Twin Engine	$ 210	$ 250	$ 375
Very-Light Jet	$ 170	$ 205	$ 310
Light Jet	$ 215	$ 260	$ 390
Super-Light Jet	$ 255	$ 305	$ 460
Midsize Jet	$ 285	$ 340	$ 510
Super-Midsize Jet	$ 355	$ 425	$ 640
Long Range Jet	$ 410	$ 485	$ 730
Ultra-Long Range Jet	$ 475	$ 575	$ 865
Helicopter, Avgas	$ 90	$ 110	$ 165
Helicopter, Jet A	$ 90	$ 110	$ 165
B. Bulk Hangar Overnight Parking			
Transient - (per night, if available):			
Single engine	$ 225	$ 255	$ 385
Twin engine	$ 250	$ 290	$ 435
Turbo Prop	$ 300	$ 350	$ 525
Small Jet	$ 375	$ 425	$ 640
Medium Jet	$ 475	$ 550	$ 825
Large Jet	$ 600	$ 700	$ 1,050

***2026-2027 Holidays:**
Thanksgiving: 11/25/26 - 11/29/26
Christmas and New Year's: 12/24/26 - 1/4/27
President's Day: 2/13/27 - 2/15/27
Easter: 3/25/27 - 3/29/27

Line Services

Naples Aviation provides various aircraft services, including, but not limited to, towing, lavatory service and providing potable water. The cost to provide services and to operate and maintain the associated equipment is not included in the ACR. Rates for services below are listed in Table 4.

A. Handling Fees

Handling fees have been established for all transient aircraft utilizing the airport.[1] These fees will be waived with the applicable minimum fuel purchase.

B. Towing

There is no charge for towing service when it is performed at the FBO's discretion and for its own benefit. A reasonable fee to recover labor and equipment costs is charged for other towing services, including, but not limited to, pilot-requested services and towing to the wash rack. Rates and charges for Bulk Hangars include towing services. All other towing services are charged on a per-tow basis.

C. Airfield Escorts

From time to time, tenants request Authority staff to escort their contractors, vendors, etc. to and from their hangar. The Authority provides this service based on the availability of Authority staff. This fee has been established to cover personnel and vehicle costs. Tenants should contact the Airport Operations Officer at (239) 564-1692 in advance to schedule this service.

D. Lavatory Cart

The operation of the lavatory cart includes labor, depreciation, and purchase of chemicals.

E. Ground Power Unit (GPU)

Ground power units are available to assist aircraft by providing fully regulated electrical power to aircraft with minimal noise while on the ground, without running the auxiliary power unit.

F. Air Start

An air start unit is used to provide a positive pressure air source for jet aircraft engine starting.

G. Air Conditioner Cart

An air-conditioning unit provides conditioned air to the aircraft while it is on the ramp.

[1] Ramp space and airspace capacity in Southwest Florida is demand-driven and occasionally ramp space is not available during peak season for all aircraft that wish to utilize the airport for short durations regardless of services received.

Line Services (continued)

H. Baggage Belt Loader

Use of this equipment by Authority staff involved in loading large amounts or exceedingly heavy baggage at the Authority's discretion will be at no cost to the customer. A fee will be charged for pilot- or company-requested use of this equipment.

I. Telehandler

All-terrain, high-reach forklift, which can be used to move goods or equipment.

J. Scissor Lift / Articulating Boom Lift

Equipment to safely elevate personnel for off-the-ground tasks.

K. Maintenance Stand

Equipment to safely elevate tools or other equipment for off-the-ground maintenance tasks.

L. Potable Water

Water is provided to aircraft as requested to refill the water tank for potable usage.

M. Dishwashing

Dishwashing service is available with differing rates for machine or handwashing.

N. Laundering

Linens and small washable items will be laundered, folded, and returned the next day.

O. Dry Cleaning

Dry cleaning services will be 20% of the vendor bill.

P. Outside Catering (no concession agreement)

Off-site catering or restaurant delivery to the airport will incur a handling fee of $75 if the FBO must take possession of the food, refrigerate it, and deliver it to the aircraft.

Q. Aircraft Recovery Fees

Recovery of costs incurred by the FBO for recovery of aircraft associated with an accident, incident, runway excursion, or other situation requiring personnel, outside resources and/or equipment.

R. Fuel Spill Cleanup Fees

Naples Aviation maintains the necessary equipment and materials to respond immediately to fuel spills on the airport. The customer is responsible for any costs associated with the cleanup of any fuel spill due to the customer's operations or condition of the customer's aircraft. A flat fee will be charged for fuel spills of five (5) gallons or less, or for spills greater than five (5) gallons but not more than ten (10) gallons. For spills greater than ten (10) gallons, the customer will be charged the actual direct costs of cleanup, including materials, labor, and disposal fees.

S. After-Hours Fee

Customers arriving or departing after the FBO is closed, from 10:00 PM to 6:00 AM, will be charged an additional fee for the use of Naples Aviation FBO services.

Table 4 – Line Services Rates

	Off-Season (May - October)	Peak Season (November - April)	Holidays*	
A. Handling Fees: (waived with minimum fuel purchase):				
Single Engine	$ 25	$ 30	$ 45	or 10 gallons minimum
Twin Engine	$ 40	$ 50	$ 75	or 20 gallons minimum
Turbo Prop - Single Engine	$ 75	$ 100	$ 150	or 50 gallons minimum
Turbo Prop - Twin Engine	$ 150	$ 200	$ 300	or 100 gallons minimum
Turbo Prop - Super Twin Engine	$ 175	$ 225	$ 338	or 300 gallons minimum
Very-Light Jet	$ 150	$ 200	$ 300	or 80 gallons minimum
Light Jet	$ 250	$ 300	$ 450	or 200 gallons minimum
Super-Light Jet	$ 400	$ 500	$ 750	or 250 gallons minimum
Midsize Jet	$ 500	$ 625	$ 938	or 350 gallons minimum
Super-Midsize Jet	$ 750	$ 950	$ 1,425	or 450 gallons minimum
Long Range Jet	$ 1,000	$ 1,250	$ 1,875	or 600 gallons minimum
Ultra-Long Range Jet	$ 1,250	$ 1,600	$ 2,400	or 750 gallons minimum
Helicopter, Avgas	$ 50	$ 60	$ 90	or 10 gallons minimum
Helicopter, Jet A	$ 75	$ 100	$ 150	or 50 gallons minimum
B. Towing	$ 50	$ 50		per tow - piston
	$ 75	$ 75		per tow - jet
C. Airfield Escorts (1 hour minimum)	$ 75	$ 75		per hour
D. Lavatory Cart Service	$ 95	$ 95		per service
E. Ground Power Unit	$ 55	$ 55		per service
F. Air Start	$ 500	$ 500		per service
G. Air Conditioner Cart	$ 100	$ 100		per hour (1 hour minimum)
H. Baggage Belt Loader	$ 100	$ 100		per requested service
I. Telehandler	$ 250	$ 250		per hour with 1-hour minimum
J. Scissor Lift/ Articulating Boom Lift	$ 200	$ 200		per hour with 1-hour minimum
K. Maintenance Stand	$ 200	$ 200		per service
L. Potable Water	$ 60	$ 60		per service
M. Dishwashing	$ 35	$ 35		per bin
	$ 60	$ 60		per bin (hand-washed)
N. Laundering	$ 40	$ 40		per load
O. Dry Cleaning				Cost plus 20%
P. Outside Catering (no concessions agreement)	$ 75	$ 75		handling fee per delivery
Q. Aircraft Recovery				Actual costs for time, materials and third parties
R. Fuel Spill Cleanup	$ 350	$ 350		Up to 5 gallons
	$ 600	$ 600		More than 5 gallons – 10 gallons
	TBD	TBD		More than 10 gallons - actual costs for time, materials and third parties
S. After Hours (10PM-6AM) Fee for FBO Services	$ 350	$ 350		

*2026-2027 Holidays:
Thanksgiving: 11/25/26 - 11/29/26
Christmas and New Years: 12/24/26 - 1/4/27
President's Day: 2/13/27 - 2/15/27
Easter: 3/25/27 - 3/29/27

III. Long-Term Aircraft Parking and Storage

Rental rates are established based on market conditions and periodic appraisals. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates of comparable units.

Unless otherwise provided by agreement, rental rates shall be periodically reviewed and adjusted to fair market rental value as determined by an independent appraisal or other market valuation method approved by the Authority in its sole discretion. Appraised market rental rates shall be adjusted annually by the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, All Items (1982-84=100), as published by the U.S. Bureau of Labor Statistics (CPI) until a subsequent appraisal is completed.

If a tenant's rental rate is below the fair market rental rate, the Authority may phase in rent increases rather than implementing the full adjustment immediately. As a general practice, phased adjustments shall be implemented through annual rent increases equal to the applicable CPI plus three percent (3%) until the tenant's rental rate reaches the then-current market rental rate. The Authority may review and recalibrate the phase-in schedule to reflect updated appraisals, market conditions, or other relevant factors.

The Authority reserves the right to modify, accelerate, delay, recalibrate, or otherwise adjust the phase-in methodology when warranted by extraordinary market conditions, significant changes in property values, market disruptions, unique property characteristics, or other circumstances that, in the Authority's judgment, make the standard approach inappropriate or inconsistent with the Authority's fiduciary, operational, or regulatory obligations.

Rates for shade hangars, T-hangars, bulk hangars, and tie-downs/ramp parking are set forth in Table 5 and shall apply to new lease agreements with a commencement date on or after October 1, 2026. Lease agreements for which the Authority made a written rate commitment prior to October 1, 2026, may be entered into at the committed rate, even if the lease term begins on or after that date. All tenants and subtenants are required to provide proof of aircraft ownership and aircraft liability insurance that names the Authority as an additional insured.

A. Shade Hangars, T-Hangars and Bulk Hangars

Rates have been established for shade hangars, T-hangars, and bulk “Executive” hangars based on a 2024 appraisal. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates of comparable units. Table 5 reflects the rates for new leases commencing on or after the effective date of these Rates and Charges.

Customers interested in leasing aircraft storage space should contact the Leasing Department at (239) 643-0733 or Leasing@FlyNaples.com. If space is unavailable, customers must apply to join the waitlist and pay a nonrefundable fee for each aircraft and hangar or parking type requested. The Authority may refund the fee if a customer withdraws from the waitlist before being offered a lease.

Leases shall only be entered into with the registered owner of the aircraft associated with the lease. An appropriate aircraft must be owned by the lessee within ninety (90) days of hangar lease commencement. An appropriate aircraft is understood to be one that meets the minimum requirements for the class of hangar or parking space under lease.

Subleasing of T-hangars and shade hangars is permitted for a minimum of one (1) month, up to a maximum of six (6) months in any twelve-month (12-month) period. Subleases shall be prepared by the Authority and payment of a processing fee will be required (see Table 5). Tenants/customers who are interested in subleasing should contact the Leasing Department. Subleasing of tie-down/ramp parking and bulk hangar space is prohibited.

B. General Aviation Multiplex Hangars

These hangars are owned by the Authority and are leased to the tenant along with land, apron, ground vehicle parking and/or office space. Hangar lease rates may be established by appraisal or competitive public solicitation on a case-by-case basis. Maintenance, insurance, and utilities are the responsibility of the tenant.

C. Tie-Downs/Ramp Parking

Tie-down fees are charged based on the aircraft type as well as the size of the aircraft and the space occupied. Customers wishing to lease aircraft storage space should contact the Leasing Department. Tenants wishing to base aircraft at the airport (minimum twelve months) are required to sign a lease and provide a certificate of insurance for aircraft/aviation liability with the Authority as an additional insured. Table 5 reflects the rates for new leases commencing on or after the effective date of these Rates and Charges.

Table 5 – Long-Term Aircraft Parking and Storage

A. Shade Hangars, T- Hangars and Bulk Hangars

Shade Hangars	**Monthly**
Annual Lease:	
Standard End-Unit (partial) Shade Hangar	$ 295
Standard Shade Hangar	$ 400
Shade hangar sublease processing fee	$ 150

T-Hangars	**Monthly**
Annual Lease:	
Standard End-Unit (partial) Hangar with Hydraulic Door	$ 520
Standard 39' - 42' Hangar with Rolling Door	$ 745
Standard 40' -41' Hangar with Rolling Door and Extra Storage Space	$ 800 to $ 855
Standard 40' - 42' Hangar with Bifold or Hydraulic Door	$ 880
Standard 40' - 42' Hangar with Bifold or Hydraulic Door and Extra Storage	$ 965 to $ 1,080
Large 44' - 45 ' Hangar with Bifold or Hydraulic Door	$ 1,050
Large 44' - 45' Hangar with Bifold Door or Hydraulic Door and Extra Storage Space	$ 1,215 to $ 1,270
Large 46' - 47' Hangar with Bifold Door	$ 1,160
Cabin Class 56' Hangar with Hydraulic Door	$ 1,490
T-hangar sublease processing fee	$ 150

Bulk Hangar		
Monthly Lease: (per square foot, per month)	Executive Hangar 1	$ 1.95
	Executive Hangar 4	$ 2.42

B. General Aviation Multiplex Hangars — Rates established on a case-by-case basis.

C. Tie-downs and ramp leases

ANNUAL LEASES

Aircraft Type		**Wingspan**	**Monthly**
Piston	**Single Engine**	less than 40.0'	$ 195
		40.0' and greater	$ 485
	Twin Engine	less than 40.0'	$ 225
		40.0' and greater	$ 495
Turbo-Prop		less than 40.0'	$ 225
		40.0' - less than 50.0'	$ 495
		50.0' - less than 60.0'	$ 710
Helicopter		less than 40.0'	$ 225
		40.0' - less than 50.0'	$ 495
		50.0' - less than 60.0'	$ 800
Jet		less than 50.0'	$ 695
		50.0' - less than 60.0'	$ 800
All Aircraft Types		60.0 - less than 70.0'	$ 1,285
		70.0 - less than 90.0'	$ 1,570
		90.0' and greater	$ 2,635

IV. Buildings

Rental rates are established based on market conditions and periodic appraisals. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates of comparable units.

Unless otherwise provided by agreement, rental rates shall be periodically reviewed and adjusted to fair market rental value as determined by an independent appraisal or other market valuation method approved by the Authority in its sole discretion. Appraised market rental rates shall be adjusted annually by the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, All Items (1982-84=100), as published by the U.S. Bureau of Labor Statistics (CPI) until a subsequent appraisal is completed.

If a tenant's rental rate is below the fair market rental rate, the Authority may phase in rent increases rather than implementing the full adjustment immediately. As a general practice, phased adjustments shall be implemented through annual rent increases equal to the applicable CPI plus three percent (3%) until the tenant's rental rate reaches the then-current market rental rate. The Authority may review and recalibrate the phase-in schedule to reflect updated appraisals, market conditions, or other relevant factors.

The Authority reserves the right to modify, accelerate, delay, recalibrate, or otherwise adjust the phase-in methodology when warranted by extraordinary market conditions, significant changes in property values, market disruptions, unique property characteristics, or other circumstances that, in the Authority's judgment, make the standard approach inappropriate or inconsistent with the Authority's fiduciary, operational, or regulatory obligations.

A. Airport Office Building (AOB) Offices

Basic utility service is included in the lease rate.

B. North Road Terminal

Rates include common area maintenance costs.

C. General Aviation Terminal Rental Car Counters

Rates for Rental Car Counters in the General Aviation Terminal were established for two (2) rental car counters at a flat rate per counter with periodic adjustments.

D. General Aviation Multiplex Office

General Aviation Multiplex Offices are owned by the Authority and are leased to the tenant along with land and/or hangar space. Maintenance, insurance, and utilities are the responsibility of the tenant.

E. Storage Units in T-Hangar Buildings

Rates have been established for storage units in T-hangar buildings based on a 2024 appraisal with periodic adjustments. New leases are available only to current lessees of aircraft storage space at the airport and/or employees of airport-based businesses (or the Authority). Subleasing of T-hangar storage units is prohibited. Table 6 reflects the rates for new leases commencing on or after the effective date of these rates and charges.

F. **General Information**

The Authority's standard lease in effect at the time of signing will be used in the lease of Authority-owned facilities. Lease rates shall be in accordance with the Authority's Rates and Charges, which may be changed from time to time at the sole discretion of the Authority. All leases require the payment of a security deposit. See also "Reimbursement of Administrative Costs and Legal Fees."

All lessees are responsible for strict compliance with the Authority's Rules and Regulations and all local, state, and federal laws pertaining to their operations. Parties interested in leasing office or storage space should contact the Leasing Department at (239) 643-0733 or Leasing@FlyNaples.com.

Subleasing (other than T-hangars): Approval for subleasing must be obtained in advance from the Authority. Subleases having (i.) an initial term of more than five (5) years; or (ii.) a provision to extend the initial term beyond five (5) years require approval by the Authority's Board. Shorter-term subleases may be approved by the Executive Director. See also "Reimbursement of Administrative Costs and Legal Fees."

Table 6 – Building Lease Rates

A. Airport Office Building:			
		$ 33.62	per square foot per year
B. North Road Terminal:			
	Exclusive Use Terminal Space	$ 72.00	per square foot per year
	Rental Car Counter	$ 677	per month
	Rental Car Office	$ 423	per month
C. General Aviation Terminal:			
	Rental Car Counter	$ 585	per month
D. General Aviation Terminal Offices:			
	Rates established on a case-by-case basis		
E. Storage Units in T-Hangar Buildings:			
	Small Units with Personnel Doors	$ 215	per month
	Medium Units with Personnel Doors	$ 375	per month
	Large Units with Personnel Doors	$ 535	per month
	Large Units with Overhead Doors	$ 585	per month
	X-Large Units with Overhead Doors	$ 775	per month

Note: Other rates may be negotiated on a case-by-case basis through competitive solicitations or other similar process.

V. Land

Federal law implemented by the Federal Aviation Administration (FAA) through grant assurances requires the Authority to maintain consistent rates for comparable leased property and facilities. Rental rates are established based on market conditions and periodic appraisals. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates of comparable units.

Unless otherwise provided by agreement, rental rates shall be periodically reviewed and adjusted to fair market rental value as determined by an independent appraisal or other market valuation method approved by the Authority in its sole discretion. Appraised market rental rates shall be adjusted annually by the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, All Items (1982-84=100), as published by the U.S. Bureau of Labor Statistics (CPI) until a subsequent appraisal is completed.

If a tenant's rental rate is below the fair market rental rate, the Authority may phase in rent increases rather than implementing the full adjustment immediately. As a general practice, phased adjustments shall be implemented through annual rent increases equal to the applicable CPI plus three percent (3%) until the tenant's rental rate reaches the then-current market rental rate. The Authority may review and recalibrate the phase-in schedule to reflect updated appraisals, market conditions, or other relevant factors.

The Authority reserves the right to modify, accelerate, delay, recalibrate, or otherwise adjust the phase-in methodology when warranted by extraordinary market conditions, significant changes in property values, market disruptions, unique property characteristics, or other circumstances that, in the Authority's judgment, make the standard approach inappropriate or inconsistent with the Authority's fiduciary, operational, or regulatory obligations.

The land lease areas at the airport are listed in Table 7 below.

Previously existing long-term agreements that do not fall within the parameters of the established rates and charges will be renegotiated upon termination of the existing agreements.

A. General Information

It is the policy of the Authority to make the facilities and services at the airport available to the general public on reasonable terms without unjust discrimination.

The Authority’s standard lease will be used in leasing facilities. Lease rates will be in accordance with the Authority’s rates and charges, which may be changed from time to time at the sole discretion of the Authority or negotiated on a case-by-case basis. In no event shall a negotiated rental rate be less than the established land rent rate.

Additional fees may be incurred for services such as the preparation of the site sketch and legal description for the requested parcel.

All lessees are responsible for strict compliance with the Authority’s Rules and Regulations and all local, state and federal laws pertaining to their operations.

Subleasing: Approval for subleasing must be obtained in advance from the Authority. Subleases

having (i.) an initial term of more than five (5) years; or (ii.) a provision to extend the initial term beyond five (5) years require Board approval. Shorter-term subleases may be approved by the Executive Director. See also "Reimbursement of Administrative Costs and Legal Fees."

Table 7 – Land Rates

A. Land Minimum Rates for New Leases:

North Quadrant	$0.69	per square foot per year
South Quadrant	$0.69	per square foot per year
East Quadrant (Airport Road)	$0.86	per square foot per year
West Quadrant	$0.69	per square foot per year

B. Site Sketch, Surveys and Legal Description Fee: Actual cost

Note: Existing leases may have different rates. Other rates may be negotiated on a case-by-case basis through competitive solicitations or similar process.

VI. Concession Fees

Concession fees are charged for the following services at the airport: Car rental, vending, catering, aircraft detailing and mobile aircraft maintenance. Rental car and vending concessionaires are selected through a competitive selection process conducted from time to time at the discretion of the Authority. The basic concession fee established at the airport is consistent with regional and national rates. Rates are listed in Table 8.

A. Car Rental

Rental car counters are located in the North Road Terminal and the General Aviation Terminal. Rental car agencies are required to pay a percentage of gross revenues. In addition, agencies serving other facilities at the airport are required to pay the Authority a percentage of gross revenues.

B. Vending

Concessionaires shall pay the Authority a percentage of their monthly gross revenues for income generated from the vending machines located in Authority-owned buildings.

C. Catering

Catering is provided as a service for general aviation customers. Concessionaires shall pay the Authority a percentage of gross revenues directly billed by the vendor and an additional percentage of gross revenues collected by the Authority on behalf of the vendor.

D. Aircraft Cleaning/Detailing

Aircraft detailing and washing is provided as a service for general aviation customers. Companies wishing to provide this service should contact the airport at administration@flynaples.com to secure an agreement. Evidence of appropriate insurance and payment of 10% of gross sales to the Authority are required.

E. **Mobile Aircraft Maintenance for Aircraft on Ground (AOG)**

Mobile Aircraft Maintenance concessionaires are limited to performing work specifically related to an AOG and shall not engage in general aircraft maintenance or repair. Companies wishing to provide this service should contact the airport at administration@flynaples.com to secure an agreement. Evidence of appropriate insurance and payment of an annual $1,000 fee are required.

Table 8 – Concession Fees

A. Rental Cars	
North Road Terminal	10% of gross sales
General Aviation Terminal	10% of gross sales
Off Airport (concession agreement required)	15% of gross sales
B. Vending	20% of gross sales
C. Catering	10% vendor bills customer 13% NAA bills customer
D. Aircraft Cleaning/ Detailing	10% of gross sales
E. Mobile Aircraft Maintenance for AOG	$1,000 per year annual fee

VII. Rental Car Facilities

A car rental facility is in the south quadrant of the airport, near the North Road Terminal. It includes car wash and fueling equipment, a vehicle staging area and an overflow parking area.

Rates are listed in Table 9.

A. **Fuel (Rental Car Gas)**

The Authority has established a cost-plus formula. Rental car companies must have an approved rental car agreement with the Authority to use the fueling facility.

B. **Car Wash**

The Authority has established a per-wash rate that includes costs associated with operating the car wash facility. This rate does not cover depreciation or damage repair. Individual car rental companies will be billed for any damage caused by their company. If an individual company cannot be identified, all car rental companies will share the cost equally.

C. Ready Return Parking

There are ready return parking spaces located directly adjacent to the North Road Terminal, which may be allocated annually based on the volume and activity reported by the rental car companies operating out of the North Road Terminal for the previous year.

An additional lot serves the rental car companies operating out of the General Aviation Terminal.

Each of the rental car companies operating out of the General Aviation Terminal is also allotted four (4) parking spaces in close proximity to the General Aviation Terminal.

D. Overflow Parking – North Road Terminal

Area is available for lease in the South Quadrant of the airport. Rental space is on a per-space basis.

E. Equipment Storage Units

Equipment storage units may be available for lease by rental car companies.

F. Fuel and Car Wash Access Badges

Each rental car company operating under a concession agreement with the Authority may be provided with access to the fueling and car wash facilities. Two (2) badges for the electronic access system will be issued at no charge. Additional or replacement badges may be obtained for a non-refundable fee on a per badge basis. Badges must be surrendered to the Authority upon termination of the concession agreement.

G. Customer Facility Charges

The cost of the Rental Car Facility is reimbursed to the Authority through Customer Facility Charges (CFCs) collected by the rental car companies. The cost of the General Aviation Terminal Rental Car Improvements (counters, ready return lot, and Wash/Fueling Facility renovation) has also been reimbursed to the Authority through CFCs. Both the on- and off-airport rental car companies are required to collect CFCs for each day of a rental transaction, up to a maximum of seven (7) days per rental.

Table 9 – Rental Car Facility Fees

A. Fuel (Auto Gas)	Fuel cost plus	$ 0.35	per gallon
B. Car Wash		$ 1.00	per wash
C. Ready Return Parking			
	North Road Terminal Ready Lot	$ 32.00	per space per month
	North Road Terminal Return Lot & Vehicle Service Area	$ 21.71	per space per month
	General Aviation Terminal - Long Term	$ 27.90	per space per month
	General Aviation Terminal - Short Term	$101.25	per space per month
D. Equipment Storage Units		$170.00	per month
E. Fuel and Car Wash Access Badges			
	First 2 badges	No charge	
	Additional badges and replacements	$ 50.00	per badge
F. Customer Facility Charges (CFCs)		$ 3.00	per day (max. 7 days)

VIII. Other

Rates and charges for other miscellaneous items and services are listed in Table 10.

A. Returned Check Fee

Payments made by check that are returned due to insufficient funds are subject to a returned-check fee, in addition to any applicable late-payment fees and interest.

B. Photocopies

Photocopies are available at a rate per one-sided copy. These rates are comparable to those charged by other local providers and are intended to cover the operating and maintenance costs of the copier.

C. Tenant Airport ID Badges

Every airfield lease tenant may be issued up to two (2) badges at no charge to allow them access to their hangar or other leasehold area. Additional or replacement badges for authorized individuals may be obtained for a non-refundable fee. Evidence of eligibility for an ID badge is required, which may include proof of aircraft ownership, partnership, club membership or spousal relationship. The Authority, in its sole discretion, will determine whether the

eligibility requirements have been satisfied.

ID badges are the property of the Authority and must be immediately returned upon termination of eligibility. There is a fee for each badge not returned at the end of the eligibility period.

D. Keys

Tenants may be issued two (2) keys at no charge to allow them access to their hangar or other leasehold area in Authority-owned facilities. Additional or replacement keys may be obtained for a non-refundable fee. Locks may be changed upon request and payment of a lock change fee and fees for each replacement key.

All keys remain the property of the Authority and must be immediately returned upon termination of the lease. If all keys are not returned, fees for a lock change and replacement keys will be charged.

E. Construction Badges

In accordance with Authority security procedures, construction badges are issued to individuals that have passed specific training and background checks and who will be in the movement/non-movement area for construction projects or other work. This fee has been established to cover personnel, equipment, and materials costs.

F. Airfield Escorts/Miscellaneous Labor

From time to time, tenants request Authority staff to escort their contractors, vendors, etc. to and from their hangar. Airport staff are also occasionally needed for repairs, cleanup, etc. The Authority provides this service based on the availability of Authority staff. This rate has been established to cover personnel and vehicle costs. Tenants should contact the Airport Operations Officer at (239) 564-1692 in advance to schedule this service.

G. Public Records Requests

The Authority has adopted the copying charges provided in the Florida Statutes as the established rate for public records requests. In addition, the Authority maintains the right to charge for extensive staff time (15 minutes or more) to access and copy requested information. Copying charges are exempt from sales tax.

H. Special Events

Non-aeronautical special events that are held on airport grounds will incur a fee for each day of the event, which shall be negotiated on a case-by-case basis. Non-profit organizations may be exempted from the event fee, with eligibility determined on a case-by-case basis. A Special Event Agreement must be executed with a minimum of ninety (90) days' advance notice. To meet the operational needs of the airport, the Authority may place limits on the quantity, duration, and/or timing of special events.

I. Reimbursement of Administrative Costs and Legal Fees

To reimburse a portion of the operating and administrative costs and legal fees incurred by the Authority, the initiating party requesting review, preparation, or modification of any documents by the Authority shall pay an administrative fee regardless of the outcome of the proposed transaction. For standard transactions, payment of this administrative fee is due at the time the request is made. For more complex transactions, payment is due prior to approval and/or execution of any document by the Authority. See the schedule of administrative fees in Table 10.

J. U.S. Customs User Fees

To recover costs associated with this facility, the Authority has established user fees for clearing customs based on the size of the aircraft. Customers wishing to clear customs after hours will be responsible for any overtime charges with a minimum charge of two (2) hours. Overtime hours include the Customs Officer's travel time to and from the airport.

Galley refuse and garbage from aircraft arriving from international destinations is accepted at the airport and must be disposed of in accordance with federal regulations. A per aircraft fee has been established for each aircraft requiring this service.

K. Other Retail Operations

The airport operates a Pilot Shop in the Airport Office Building, and a retail Marketplace in the General Aviation Terminal. Pricing is based on cost plus a reasonable margin to cover expenses.

Table 10 – Other Fees

A. Returned Check Fee		$ 50	each
B. Photocopies		$0.25	per page
C. Tenant Badges			
	Up to 2 badges	no charge	
	Additional and replacement badges	$ 50	per badge
	Non-returned badges	$ 100	per badge
D. Keys			
	First 2 keys	no charge	
	Additional and replacement keys	$ 30	per key
	Lock change	$ 50	per change
E. Construction Badges			
	Administration fee *	$ 50	per badge
	Replacement badge	$ 50	per badge
	Non-returned badges	$ 100	per badge
	* fee waived for badges needed related to Airport Authority projects		
F. Airfield Escorts/Miscellaneous Labor (1 hour minimum)		$ 75	per hour
G. Public Records Requests			
	Standard copies - one sided	$0.25	per page
	Standard copies - two sided	$0.35	per page
	Certified copies	$1.50	per page
	Staff cost, aerial maps, blueprints	Staff time x hourly rate	
H. Special Events		As negotiated on a case-by-case basis	

Table 10 – Other Fees (Continued)

I. Administrative Costs and Legal Fees

Standard Consent to Sublease (excludes T-Hangars and Shade Hangars)	$ 500	due at time of request
Standard Sublease - T-Hangar or Shade Hangar	$ 150	due at time of request
Standard Amendment to Consent to Sublease (e.g. change in aircraft)	$ 350	due at time of request
Other (more complex) Amendments to Consent to Sublease	$ 500	due at time of request
Building and Land Leases for Leases with an initial term of less than 12 months	$ 600	due at time of request
Standard Consent to Encumbrance and Agreement with Lender	$ 500	due at time of request
Standard Certificate of Transfer of Interest in Condominium	$ 500	due at time of request
Standard Assignment and Assumption of Leasehold Agreement	$ 1,200	due at time of request
Amendment to Leasehold Agreement	Determined on a case-by-case basis. Due prior to approval and/or execution of document(s) by the Authority	
Special Event Agreement	Determined on a case-by-case basis. Due prior to approval and/or execution of document(s) by the Authority	
Other	Determined on a case-by-case basis. Due prior to approval and/or execution of document(s) by the Authority	

J. U.S. Customs User Fees

Single engine	$ 120	per clearing
Twin engine	$ 180	per clearing
Turbo-Prop (single or twin engine)	$ 270	per clearing
Turbo Prop, Super - twin engine	$ 330	per clearing
Very-Light Jet	$ 330	per clearing
Light Jet	$ 330	per clearing
Super-Light Jet	$ 330	per clearing
Midsize Jet	$ 450	per clearing
Super-Midsize Jet	$ 450	per clearing
Long Range Jet	$ 570	per clearing
Ultra-Long Range Jet	$ 570	per clearing
US Customs after hours fee (in addition to above fees)	$ 625	per clearing (6:30PM-11AM)
International garbage fee	$ 90	per aircraft