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Rates and Charges

Fiscal Year 2023

(October 1, 2022 – September 30, 2023)

The effective date for land and hangar rental rates is October 1, 2022. All other rates and charges are effective November 1, 2022. Please visit our website at www.flynaples.com for the most current rates and charges document.

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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 the 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.

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

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 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.

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 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.

Expenses – Annual direct and allocated indirect labor, operational expenses and capital recovery costs associated with the operation of the FBO. The current expense rate is \$0.95 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 current margin for full-service Jet A is \$1.00 per gallon and Avgas is \$0.50 per gallon. 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 ACR may be considered an alternative to a landing fee. The current ACR expense is \$0.55 per gallon.

The price for non-discounted full-service retail Jet A is based on the aforementioned components and is applied as follows:

$$\text{Jet A Retail \$} = \text{COGS} + \$2.50 (\text{Expenses} + \text{Margin} + \text{ACR})$$

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

$$\text{AvGas Retail Price} = \text{COGS} + \$2.00 (\text{Expenses} + \text{Margin} + \text{ACR})$$

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. Transactional Discount
2. Tenant Discount
3. Contract Fuel Discount Program (through AvFuel)

AvGas

1. Self-Service Fueling Discount
2. Tenant Discount

Jet A Fuel Discounts (see Table 1)

1. Transaction Discount

A discount off retail price based on the uplift per each transaction as shown in Table 1.

2. Tenant Discount

A discount off the retail price is available to tenants with an annual lease. 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. Contract 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. Only aircraft owned by the customer or under the customer's exclusive control, may be fueled under this program, a list of which must be provided 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. Customers may contact AvFuel at 1-800-466-2778 to obtain information on the contract fuel program.

4. Large Volume Customer Discount

Customers who purchase more than 300,000 gallons annually are offered complimentary ground support services and equipment, which includes the use of ground power units (GPU), towing, potable water and dishwashing services. Lavatory services are excluded.

AvGas Fuel Discounts (see Table 2)

1. Self-Service Fueling Discount

There are two AvGas Authority-owned and operated Public Self-Service Fueling Facilities available for customers 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 customers who pump their own fuel. Payment must be made at the pump using a credit card.

2. Tenant Discount

A discount off the retail price is available to tenants with an annual lease. To be eligible, the aircraft must be listed on an Authority-approved lease or sublease. Determination of eligibility shall be in the full discretion of the Authority and backup documentation may be required.

See tables below for aviation fuel pricing discounts:

Table 1 – Jet A Discount Program

<u>Jet A Discount Program</u>	<u>Retail Rate</u>	<u>Discount</u>	<u>Discounted Rate</u>
1. Transient Transaction Discount			
1 - 199 gallons	\$ 2.50	\$ -	\$ 2.50
200 - 499 gallons	\$ 2.50	\$ (0.15)	\$ 2.35
500 + gallons	\$ 2.50	\$ (0.30)	\$ 2.20
2. Tenant Discount			
Annual lease	\$ 2.50	\$ (0.75)	\$ 1.75
3. Transient Contract Fuel Program (AvFuel)			
1 - 199 gallons	\$ 2.50	\$ (0.15)	\$ 2.35
200 - 499 gallons	\$ 2.50	\$ (0.30)	\$ 2.20
500 + gallons	\$ 2.50	\$ (0.45)	\$ 2.05

Table 2 – AvGas Discount Program

<u>AvGas Discount Program</u>	<u>Retail Rate</u>	<u>Discount</u>	<u>Discounted Rate</u>
1. Self-Service Discount			
Public self-service fuel pumps	\$ 2.00	\$ (1.25)	\$ 0.75
2. Tenant Discount			
Annual lease	\$ 2.00	\$ (1.00)	\$ 1.00

D. Tenant Self-Fueling Tanks

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 \$0.55 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.

E. Aviation Oil

Regular	Cost x 2 per quart
Turbine	Cost x 1.3 per quart

Line Services

Naples Aviation provides various aircraft services, including, but not limited to, towing, lavatory service and 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 3.

A. Ramp Fees

Ramp fees have been established for all transient aircraft utilizing the airport.¹ Ramp fees will be waived with 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 Executive Hangars include towing services. All other towing services are charged on a per-tow basis.

C. Lavatory Cart

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

D. 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.

E. Air Conditioner Unit

An air conditioning unit which is designed to supply preconditioned hot or cold air to an aircraft in order to maintain comfortable aircraft cabin temperature.

F. Air Start

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

G. 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.

H. Telehandler

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

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.

I. Scissor Lift

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

J. Articulating Boom Lift

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

K. Potable Water

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

L. Dishwashing

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

M. Laundering

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

N. Dry Cleaning

Dry cleaning is available through a third-party vendor. Prices vary by service.

O. Aircraft Recovery Fees

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

P. 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 to the customers for fuel spills of five (5) gallons or less and for fuel spills of ten (10) gallons or less. The customer will be charged the direct cost (materials, labor, disposal fee, etc.) of spills greater than ten (10) gallons. This fee is based on historical cost.

Q. After-Hours Fee

For customers arriving or departing after the FBO is closed (10PM – 6AM), an additional fee is charged for utilizing the Naples Aviation FBO services.

Table 3 – Line Services Rates

A. Ramp Fees (waived with minimum fuel purchase):		
Single Engine	\$ 25	or 10 gallons minimum
Twin Engine	\$ 40	or 20 gallons minimum
Turbo Prop - Single Engine	\$ 75	or 50 gallons minimum
Turbo Prop - Twin Engine	\$ 150	or 100 gallons minimum
Turbo Prop - Super Twin Engine	\$ 175	or 300 gallons minimum
Very-Light Jet	\$ 150	or 80 gallons minimum
Light Jet	\$ 250	or 200 gallons minimum
Super-Light Jet	\$ 400	or 250 gallons minimum
Midsized Jet	\$ 500	or 350 gallons minimum
Super-Midsized Jet	\$ 750	or 450 gallons minimum
Long Range Jet	\$ 1,000	or 600 gallons minimum
Ultra-Long Range Jet	\$ 1,250	or 750 gallons minimum
Helicopter, Avgas	\$ 50	or 10 gallons minimum
Helicopter, Jet A	\$ 75	or 50 gallons minimum
B. Towing	\$ 50	per tow - piston
	\$ 75	per tow - jet
C. Lavatory Cart Service	\$ 50	per service
D. Ground Power Unit	\$ 40	per hour
E. Air Conditioner Unit	\$ 100	per hour
F. Air Start	\$ 500	per service
G. Baggage Belt Loader	\$ 100	per requested service
H. Telehandler	\$ 250	per hour with 1-hour minimum
I. Scissor Lift	\$ 150	per hour with 1-hour minimum
J. Articulating Boom Lift	\$ 150	per hour with 1-hour minimum
K. Potable Water	\$ 40	per service
L. Dishwashing	\$ 25	per bin
	\$ 50	per bin (hand-washed)
M. Laundering	\$ 25	per load
N. Dry Cleaning		Actual cost for third party service
O. Aircraft Recovery		Actual costs for time, materials and third parties
P. Fuel Spill Cleanup	\$ 250	Up to 5 gallons
	\$ 500	More than 5 gallons – 10 gallons
		More than 10 gallons - actual costs for time, materials and third parties
Q. After Hours (10PM-6AM) Fee	\$ 250	

III. Aircraft Parking and Storage

Rates have been established for shade hangars, T-hangars, bulk hangar storage, bulk hangars and tie-downs/ramp parking. Rates are listed in Table 4.

A. Shade Hangars, T-Hangars and Bulk Hangars

Rates have been established for Shade hangars (formerly known as t-shelters), T-hangars, and bulk hangar storage based on a 2019 appraisal. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates of comparable units.

Customers interested in leasing aircraft storage space shall contact the Leasing Department at (239) 643-0733 or Leasing@FlyNaples.com. Customers interested in leasing aircraft storage space that is not yet available must first apply to be placed on the “Hangar Waiting List.” Payment of a non-refundable fee per aircraft and per hangar type is required at the time of waitlist application. The Authority may return the fee to a customer, if the customer requests removal from the waiting list prior to being offered a hangar for 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 under lease.

B. General Aviation Multiplex Hangars

These hangars are owned by the Authority and are leased to the tenant along with land and/or office space. Hangar lease rates may be established by appraisal on a case-by-case basis. Maintenance and utilities are the responsibility of the tenant.

C. Tie-Downs/Ramp Parking

Tie-down fees are charged per size of aircraft and 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. Shorter term leases are available for select aircraft – see Table 4.

Table 4 – Aircraft Parking and Storage

A. Shade Hangars, T- Hangars and Bulk Hangars		
<u>Shade Hangars</u>		
Annual Lease:		
Standard End-Unit (partial) Shade Hangar	\$	200
Standard Shade Hangar	\$	257
<u>T-Hangars</u>		
Annual Lease:		
Standard End-Unit (partial) Hangar with Hydraulic Door	\$	362
Standard 40' Hangar with Rolling Door	\$	431
Standard 41' Hangar with Rolling Door	\$	445
Standard 40' -41' Hangar with Rolling Door and Extra Storage Space	\$	500 to \$ 640
Standard 40' - 42' Hangar with Bi-Fold or Hydraulic Door	\$	550
Standard 40' - 42' Hangar with Bi-Fold or Hydraulic Door Extra Storage	\$	640 to \$ 695
Large 45' Hangar with Bi-Fold or Hydraulic Door	\$	700
Large 45' Hangar with Bi-Fold or Hydraulic Door and Extra Storage	\$	840 to \$ 910
Large 47' Hangar with Bi-Fold Door	\$	755
Cabin Class 57' Hangar with Bi-Fold or Hydraulic Door	\$	902
<u>Bulk Hangar (includes towing)</u>		
Annual Lease: (per square foot, per month)	\$	1.32
Transient (per night, if available):		
Single engine	\$	90
Twin engine	\$	120
Turbo Prop	\$	170
Up to Midsize Jet	\$	300
B. General Aviation Multiplex Hangars		
Rates established on a case-by-case basis.		

Table 4 – Aircraft Parking and Storage (continued)

C. Tie-downs		
Annual Lease:		
	Single Engine	\$ 120
	Twin Engine	\$ 195
	Turbo Prop - single engine	\$ 275
	Turbo Prop - twin engine	\$ 430
	Very-Light Jet	\$ 600
	Light Jet	\$ 665
	Super-Light Jet	\$ 690
	Midsized Jet	\$ 715
	Super-Midsized Jet	\$ 1,000
	Long Range Jet	\$ 1,200
	Ultra-Long Range Jet	\$ 1,385
	Helicopter, Avgas	\$ 205
	Helicopter, Jet	\$ 255
Short-term Lease (minimum 3 months):		
	Single Engine	\$ 175
	Twin Engine	\$ 290
	Turbo Prop - single engine	\$ 400
	Turbo Prop - twin engine	\$ 580
	Helicopter, Avgas	\$ 425

Table 4 – Aircraft Parking and Storage (continued)

C. Tie-downs (continued)

Transient - Monthly:

Single Engine	\$ 250
Twin Engine	\$ 400
Turbo Prop - single engine	\$ 500
Turbo Prop - twin engine	\$ 750
Turbo Prop, Super - twin engine	\$ 1,500
Very-Light Jet	\$ 1,000
Light Jet	\$ 1,250
Super-Light Jet	\$ 1,500
Midsized Jet	\$ 1,750
Super-Midsized Jet	\$ 2,250
Long Range Jet	\$ 2,750
Ultra-Long Range Jet	\$ 3,000
Helicopter, Avgas	\$ 750
Helicopter, Jet A	\$ 750

Transient - Daily:

Single Engine	\$ 25
Twin Engine	\$ 40
Turbo Prop - Single Engine	\$ 50
Turbo Prop - Twin Engine	\$ 75
Turbo Prop, Super - Twin Engine	\$ 150
Very-Light Jet	\$ 100
Light Jet	\$ 125
Super-Light Jet	\$ 150
Midsized Jet	\$ 175
Super-Midsized Jet	\$ 225
Long Range Jet	\$ 275
Ultra-Long Range Jet	\$ 300
Helicopter, Avgas	\$ 75
Helicopter, Jet A	\$ 75

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.

Rates for buildings (other than hangars) are listed in Table 5.

A. **Airport Office Building (AOB) Offices**

Basic utility service is included in the lease rate.

B. **North Road Terminal**

Rates have been established for both renovated and unrenovated spaces.

C. **General Aviation Terminal Rental Car Counters**

Rates for Rental Car Counters in the General Aviation Terminal were established for four (4) 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 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 2019 appraisal.

F. **General Information**

The Authority's standard lease in effect at the time of signing will be used in leasing facilities. Lease rates will be in accordance with the City of Naples Airport Authority Rates and Charges, which may be changed from time to time at the sole discretion of the NAA. 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 City of Naples Airport Authority Rules and Regulations and all Local, State and Federal laws pertaining to their operations. Parties interested in leasing office space should contact the Leasing Department at (239) 643-0733 or Leasing@FlyNaples.com.

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 requires Board approval. Shorter term subleases may be approved by the Executive Director. See also "Reimbursement of Administrative Costs and Legal Fees."

Table 5 – Building Lease Rates

A. Airport Office Building:

\$ 23.33 per square foot per year

B. North Road Terminal:

Renovated areas	\$ 34.58	per square foot per year
Office (unrenovated)	\$ 25.13	per square foot per year
Counter (unrenovated)	\$ 32.81	per square foot per year

C. General Aviation Terminal:

Rental Car Counter \$ 490 per month

D. General Aviation Offices:

Rates established on a case-by-case basis

E. Storage Units in T-Hangar Buildings:

Small Units with Personnel Doors	\$ 145	per month
Medium Units with Personnel Doors	\$ 265	per month
Large Units with Personnel Doors	\$ 380	per month
Large Units with Overhead Doors	\$ 425	per month
X-Large Units with Overhead Doors	\$ 550	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. Appraisals are periodically commissioned to determine fair market rent for airport land leases. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates for comparable land.

The land lease areas at the Naples Airport are located on the North, South, East and West Quadrants. Rates for each Quadrant are listed in Table 6.

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 of the Naples 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 City of Naples Airport Authority 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. See also "Reimbursement of Administrative Costs and Legal Fees" on page 21.

All Lessees are responsible for strict compliance with the City of Naples Airport Authority 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 requires Board approval. Shorter term subleases may be approved by the Executive Director. See also "Reimbursement of Administrative Costs and Legal Fees."

Table 6 – Land Rates

A. Land Minimum for New Leases:		
North and South Quadrant	\$0.60	per square foot per year
East Quadrant (Airport Road)	\$0.75	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 7.

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. See, also, Page 19, G. Customer Facility Charges (CFCs). See, also, “Rental Car Facilities”.

B. Vending

Concessionaires shall pay to the Authority a percentage of their monthly gross revenues for income generated from the vending machines located in Authority-owned buildings. The rate was established through a competitive bid process.

VI. Concession Fees (continued)

C. Catering

Catering is provided as a service for general aviation customers. Concessionaires shall pay to 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 Detailing

Aircraft detailing and washing is provided as a concession for the general aviation customer. Concessionaires shall pay to the Authority a percentage of gross revenues directly billed by the vendor and a percentage of gross revenues collected by the Authority for the vendor.

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. Concessionaires shall pay the Authority \$500.00 per year. This shall not apply to warranty work performed or contracted for by the manufacturer at no charge to the customer.

Table 7 – Concession Fees

A. Rental Cars	
Commercial Terminal	10% of gross sales
General Aviation Terminal	10% of gross sales
Off Airport	10% of gross sales
B. Vending	20% of gross sales
C. Catering	10% vendor bills customer 13% NAA bills customer
D. Aircraft Detailing	10% vendor bills customer 13% NAA bills customer
E. Mobile Aircraft Maintenance for AOG	\$ 500 per year

VII. Rental Car Facilities

A Rental Car Facility is in the south quadrant of the airport, near the North Road Terminal. It includes car washing and fueling equipment, a vehicular staging area and an overflow parking area.

Rates are listed in Table 8.

A. Fuel (Auto Gas)

The Authority has established a cost-plus formula. Rental car companies must have an approved on-airport or off-airport 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 rental car 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 upon 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 two (2) parking spaces in close proximity to the General Aviation Terminal.

D. Overflow Parking – North Road Terminal

A 69,559 square foot area is available for lease in the South Quadrant of the airport. Space is allocated based upon the volume and activity report for the previous year, or as otherwise determined by mutual agreement.

E. Equipment Storage Units

Equipment storage units may be available for lease by Rental Car Companies.

F. Fuel and Car Wash Access Keys

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

VII. Rental Car Facilities (continued)

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) have also been reimbursed to the Authority through CFCs. Both the on- and off-airport rental car companies are required to collect CFCs for each rental transaction day, up to a maximum of seven (7) days per rental.

Table 8 – Rental Car Facility Fees

A. Fuel (Auto Gas)	Fuel cost plus	\$ 0.25	per gallon
B. Car Wash		\$ 0.75	per wash
C. Ready Return Parking			
	North Road Terminal	\$ 25.00	per space per month
	General Aviation Terminal - Long Term	\$ 22.00	per space per month
	General Aviation Terminal - Short Term	\$ 80.00	per space per month
D. Overflow Parking			
	Commercial Terminal	\$ 0.52	per square foot, per year
E. Equipment Storage Units		\$ 105	per month
F. Fuel and Car Wash Access Keys			
	First 2 keys	No charge	
	Additional keys and replacements	\$ 30	per key
G. Customer Facility Charges (CFCs)		\$ 2.50	per day (max. 7 days)

VIII. Other

Rates and charges for other miscellaneous items and services are listed on Table 9.

A. Returned Check Fee

Payments made by check, which are returned due to insufficient funds are subject to a returned check fee in addition to any late payment fees and/or interest that may be applicable at the time the returned payment is received by the Authority.

B. Photocopies

Photocopies are available at a rate per one-sided copy.

These rates are comparable with rates charged in the local community by others providing these services. These rates will cover the operating and maintenance costs of the fax machine and 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. Determination of satisfaction of eligibility shall be at the sole discretion of the Authority.

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. 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 a 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

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 Duty Officer at (239) 564-1692 in advance to schedule this service.

G. Public Information Requests

The Authority adopted the copying charges as provided in the Florida Statutes as the established rate for Public Information 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, which eligibility will be determined on a case-by-case basis. A Special Event Agreement must be executed with a minimum of ninety (90) days advance notice. In order to meet the operational needs of the airport, the Authority may place limits on the quantity, duration and/or timing of non-aeronautical 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 9.

J. U.S. Customs User Fees

In order 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 refuses and garbage from international arriving aircraft is accepted at the Naples Airport and must be disposed of in accordance with federal regulations. A per aircraft fee has been established for each aircraft requiring this service.

Table 9 – Other Fees

A. Returned Check Fee	\$ 25	each
B. Photocopies	\$ 0.15	per page
C. Tenant Badges		
Up to 2 badges		no charge
Additional and replacement badges	\$ 50	per badge
Non-returned badges	\$ 50	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	\$ 50	per badge
F. Airfield Escorts (1 hour minimum)	\$ 50	per hour
G. Public Records Requests		
Standard copies - one sided	\$ 0.15	per page
Standard copies - two sided	\$ 0.20	per page
Certified copies	\$ 1.00	per page
Staff cost, aerial maps, blueprints and/or video tapes		staff time x hourly rate
H. Special Events		As negotiated on a case-by-case basis

Table 9 – Other Fees (continued)

I. Administrative Costs and Legal Fees

Standard Consent to Sublease	\$ 500 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	\$ 50 per clearing
Twin engine	\$ 100 per clearing
Turbo-Prop (single or twin engine)	\$ 150 per clearing
Turbo Prop, Super - twin engine	\$ 200 per clearing
Very-Light Jet	\$ 200 per clearing
Light Jet	\$ 200 per clearing
Super-Light Jet	\$ 200 per clearing
Midsized Jet	\$ 300 per clearing
Super-Midsized Jet	\$ 350 per clearing
Long Range Jet	\$ 400 per clearing
Ultra-Long Range Jet	\$ 400 per clearing
Additional after hours overtime fee	\$ 300 per clearing (7PM-10:30AM)
International garage fee	\$ 75 per aircraft