



Supplemental Letter – Airport Fee Study Update

King County

Boeing Field/King County International Airport

February 13, 2025



February 13, 2025

Brian Bartley, PMP/C.M., ACE
Project Manager
King County International Airport
7277 Perimeter Road S.
Seattle, Washington 92108

RE: Supplemental Letter – Airport Fee Study Update

Dear Brian:

In accordance with your request and authorization, Aviation Management Consulting Group (AMCG) has prepared an *Airport Fee Study Update* for the Boeing Field/King County International Airport (Airport) for your review and consideration. The aeronautical-related fees researched include fuel flowage fees, transient aircraft fees, landing/departure fees, based aircraft fees, transient parking fees, percentage of gross receipts fees, aeronautical permit fees, and airport access fees. In addition, AMCG researched administrative fees including construction permit fees, vehicle parking fees, filming fees, late fees/interest charges, lease assignment fees, and staff hourly rates.

Based on the aeronautical fees analyzed from comparable airports, airports with aircraft final assembly plants, competitive airports, and airports identified by the lease framework working group, AMCG provided a recommendation for how such fees should be updated (as necessary) to the Aeronautical Fee Schedule (Table 11 of the 2022 *Airport Fee Study*).

AMCG is pleased to have been called on to conduct the *Airport Fee Study Update*. Please contact me if you have any questions pertaining to this analysis or the recommendations provided.

Helping your aviation management excellence,

A handwritten signature in blue ink, reading "D.C. Benner".

David C. Benner, C.M.
Managing Principal
AMCG

I. SIGNIFICANT FINDINGS

Consistent with the project approach as stated in the Proposal (dated January 27, 2025) and *Preliminary List of Airports* (dated January 31, 2025), aeronautical and administrative related fees at comparable airports, airports with aircraft final assembly plants, competitive airports, and lease framework working group airports were analyzed.

A. Comparable Airports

The selection of comparable airports was based on historical reported activity levels, total reported based aircraft, the presence of a control tower and precision instrument approach, runway length, total airport acreage, Federal Aviation Administration (FAA) *National Plan of Integrated Airport Systems* (NPIAS) classification, and FAA *General Aviation Airport Asset Study* classification. Parameters were then established in each of these areas to facilitate the selection process. In addition, Centennial Airport, Teterboro Airport, and Van Nuys have been included due to the similar markets served within a metropolitan area.

Based on the criteria and parameters identified, AMCG developed a preliminary list of 14 airports which, in the opinion of AMCG, are considered comparable to the Airport, as follows:

Comparable Airports		
Airport	Identifier	Location
Centennial Airport	APA	Centennial, Colorado
Dekalb-Peachtree Airport	PDK	Atlanta, Georgia
Fort Worth Meacham International Airport	FTW	Fort Worth, Texas
Hayward Executive Airport	HWD	Hayward, California
Long Beach Airport-Daugherty Field	LGB	Long Beach, California
McClellan-Palomar Airport	CRQ	Carlsbad, California
Orlando Executive Airport	ORL	Orlando, Florida
Portland-Hillsboro Airport	HIO	Portland, Oregon
Republic Airport	FRG	Farmingdale, New York
Sarasota/Bradenton International Airport	SRQ	Sarasota/Bradenton, Florida
Scottsdale Airport	SDL	Scottsdale, Arizona
Teterboro Airport	TEB	Teterboro, New York
Van Nuys Airport	VNY	Van Nuys, California
Westchester County Airport	HPN	White Plains, New York

Aeronautical-related and administrative fees as well as related information were gathered from each comparable airport. A summary of findings is provided in Table 2.



Comparative Airports Summary

Airports	Aeronautical Fees							Administrative Fees					
	Fuel Flowage Fees	Transient Aircraft Fees	Landing/Departure Fees	Based Aircraft Fee	Transient Parking Fees	Percentage of Gross Receipts	Aeronautical Permit Fees	Airport Access Fees	Construction Permit Fees	Vehicle Parking Fees	Filming Fees	Late Fees / Interest Charges	Lease Assignment Fee
rt	Yes	No	No	No	No	No	Yes	Yes	No	No	No	No	No
e Airport	Yes	N/A	Yes (Landing)	No	Yes	Yes	No	No	No	No	No	Yes (Late fee)	No
ham port	Yes	No	No	No	Yes*	No	No	Yes	No	No	No	No	No
ive Airport	No	No	Yes (Landing)	No	Yes	No	Yes	Yes	Yes	No	No	Yes (Late Fee)	Yes
ort-	Yes	N/A	Yes (Landing)	N/A	Yes*	No	N/A	Yes	No	N/A	N/A	N/A	No
ear Airport	Yes	No	Yes (Landing)	No	Yes	No	N/A	Yes	Yes	Yes	No	No	No
ve Airport	No	No	No	No	No	Yes	Yes	N/A	N/A	Yes	Yes	N/A	N/A
o Airport	Yes	No	Yes (Landing)	No	Yes*	No	Yes	Yes	N/A	Yes	N/A	N/A	N/A
	Yes	No	Yes (Landing)	No	Yes*	No	Yes	Yes	No	Yes	Yes	Yes (Late Fee)	N/A
ton port	Yes	No	No	No	No	Yes	Yes	Yes	NA	N/A	Yes	N/A	No
rt	Yes	No	Yes (Landing)	No	Yes	No	Yes	Yes	No	No	N/A	N/A	N/A
t	Yes	N/A	Yes (Departure)	No	Yes	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A
t	Yes	N/A	N/A	N/A	N/A	N/A	Yes	Yes	Yes	No	Yes	N/A	N/A
ounty Airport	Yes	No	Yes (Landing)	No	No	N/A	Yes	N/A	N/A	N/A	N/A	N/A	N/A
of Airports Charging Fee	12	None	9	None	9	3	9	10	3	4	4	3	1
Range	\$0.05 - \$0.29	N/A	\$1.00 - \$3.68 per 1,000lbs MGLW	N/A	\$5.00 - \$150.00 per day	5.50% to 17%	\$50.00 - \$1,200.00	\$20.00 - \$150.00	Based on negotiation/ agreement	\$20.00 to \$34.73	Dependent on crew size	5.00% to 10.00%	\$1,000.00

* Monthly Rate only

N/A indicates relevant and usable information was not available

Significant findings follow:

- Fuel Flowage Fees
 - 1 of the 12 airports charges a fuel flowage fee of \$0.18 per gallon for commercial operators and \$0.29 per gallon for non-commercial operators regardless of fuel type
- Landing Fees
 - 8 airports charge a landing fee based on MGLW ranging from \$1.00 to \$3.68 per 1,000 MGLW
- Departure Fees
 - 1 airport charges a departure fee as follows:
 - less than 6,000 lbs. MGLW - \$21.25
 - 6,000 lbs. to 12,499 lbs. MGLW - \$31.25
 - 12,500 – to 79,999 lbs. - \$44.38 per 1,000 pounds of MGLW
 - 80,000 lbs. or more - \$8.15 per 1,000 MGLW is charged.
- Transient Parking Fees
 - 4 of the 9 airports charge a daily aircraft parking fee ranging from \$5.00 to \$150.00 per day (a mean of \$41.42 per day)
 - 1 airport charges an aircraft parking fee of \$1.29 per 1,000 MGLW
 - 1 airport charges aircraft parking fees based on weight (pounds) as follows:
 - 6,500 and under - \$15
 - 6,501 - 10,500 - \$20
 - 10,501 - 12,500 - \$25
 - 12,501 to 18,000 - \$30
 - 18,001 - 60,000 - \$40
 - 60,001-100,000 - \$60
 - 100,001 - 300,000 - \$120
 - 300,001 and over - \$150
- Percentage of Gross Receipts Fee
 - 3 airports charge a percentage of gross receipts fee ranging from 5.50% to 20%
- Aeronautical Permit Fees
 - 1 airport charges a temporary aeronautical permit fee of \$50.00
 - 1 airport charges a permit fee of \$1,200.00
- Airport Access Fee
 - 10 airports charge an Airport Access Fee
 - 1 airport charges an Airport Access Fee for media of \$150.00
 - 1 airport charges an Airport Access Fee for non-tenants of \$43.00
 - 8 airports charge airport access fees ranging from \$20.00 to 75.00 (mean of \$33.75)
- Filming Fees
 - Dependent on crew size (typically maxing out at \$2,000)

B. Airports with Aircraft Final Assembly Plants Airports

The Airport accommodates final preparation of certain Boeing Company aircraft prior to delivery. Due to the unique nature of this activity, 11 airports within the United States which accommodate aircraft final assembly plants have been included in the analysis as well.

Airports with Aircraft Final Assembly Plants		
Airport	Identifier	Manufacturer
Bill and Hillary Clinton National Airport / Adams Field	LIT	Dassault
Charleston Airforce Base / International Airport	CHS	Boeing
Duluth International Airport	DLH	Cirrus
Independence Municipal Airport	IDP	Cessna
Melbourne International Airport	MLB	Embraer
Mobile Downtown Airport	BFM	Airbus
Renton Municipal Airport	RNT	Boeing
Rocky Mountain Metropolitan Airport	BJC	Pilatus
Savannah/Hilton Head International Airport	SAV	Gulfstream
Snohomish County Airport (Paine Field)	PAE	Boeing
Vero Beach Regional Airport	VRB	Piper

Aeronautical-related and other fees as well as related information were gathered from 10 airports with aircraft final assembly plants. A summary of findings is provided in Table 3.



Airports with Aircraft Final Assembly Plants Summary

Aircraft Final Plants	Aeronautical Fees							Administrative Fees					
	Fuel Flowage Fees	Transient Aircraft Fees	Landing/Departure Fees	Based Aircraft Fee	Transient Parking Fees	Percentage of Gross Receipts	Aeronautical Permit Fees	Airport Access Fees	Construction Permit Fees	Vehicle Parking Fees	Filming Fees	Late Fees / Interest Charges	Lease Assignment Fee
Clinton Adams	Yes	No	No	No	No	No	No	No	No	No	No	No	N/A
Force Base / Port	N/A	N/A	No	No	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A
Final Airport	Yes	No	Yes (Landing)	No	Yes	No	No	Yes	No	Yes	No	No	No
Municipal	No	No	No	No	No	No	No	No	No	No	No	No	No
National	Yes	N/A	No	No	N/A	N/A	No	Yes	No	Yes	No	No	No
On Airport	No	N/A	N/A	N/A	N/A	N/A	N/A	Yes	No	No	No	No	No
Oil Airport	Yes	No	Yes (Departure)	No	Yes	No	Yes	Yes	No	No	No	No	No
Port	Yes	No	No	No	Yes*	No	N/A	Yes	N/A	Yes	Yes	N/A	Yes
Head Port	Yes	No	Yes (Landing)	N/A	N/A	N/A	No	Yes	N/A	Yes	N/A	N/A	N/A
County Airport	Yes	No	Yes (Landing)	No	Yes	No	No	No	No	No	No	No	N/A
ional	Yes	No	N/A	N/A	N/A	No	N/A	N/A	No	No	N/A	No	N/A
of Airports Charging Fee	8	None	4	None	4	None	1	7	None	Yes	1	None	1
Range	\$0.03 - \$0.17 per gallon	N/A	\$2.00 - \$4.90 per 1,000lbs MGLW	N/A	\$8.00 - \$350.00 per day	N/A	\$150.00	\$20.00 - \$250.00	N/A	\$15.00 - \$35.00 per day	\$500.00 - \$2,000.00	N/A	\$500.00

* Monthly Rate only

N/A indicates relevant and usable information was not available

- Fuel Flowage Fees
 - 1 of 8 airports charges fuel flowage fee specifically for non-commercial self-fueling of \$0.17 per gallon for Jet A.
- Landing Fees
 - 3 airports charge landing fees based on MGLW ranging from \$3.06 to \$4.90 per 1,00 pounds MGLW
- Departure Fee
 - 1 airport charges a departure fee of \$2.00 per 1,000 pounds for aircraft over 5,000 pounds MGLW
- Transient Parking Fees
 - 3 airports charge daily aircraft parking fees ranging from \$8.00 to \$350.00 per day (mean of \$183.78 per day)
 - 1 airport charges a parking fee based on aircraft weight as follows:
 - 12,499 and under - \$18.02
 - 12,500 - 49,999 - \$76.32
 - 50,000 - 99,999 - 152.64
 - 100,000+ \$312.70
 - 1 airport charges a monthly aircraft parking fee of \$140.00
- Filming Fees
 - 1 airports charges filming fees with amount being dependent on hours needed at the airport

C. Competitive Airports

Typically, an airport is considered competitive if located in proximity to the airport and serves a similar market. Each airport identified is then compared to the Airport based on (1) infrastructure and (2) available products, services, and facilities.

For the purposes of this study, 7 airports within 45 nautical miles of the Airport were identified as being potentially competitive airports.

Competitive Airports		
Airport	Identifier	Location
Arlington Municipal Airport	AWO	Arlington, Washington
Auburn Municipal Airport	S50	Auburn, Washington
Olympia Regional Airport	OLM	Olympia, Washington
Renton Municipal Airport	RNT	Renton, Washington ¹
Seattle-Tacoma International Airport	SEA	Seattle, Washington
Snohomish County Airport (Paine Field)	PAE	Everett, Washington ¹
Tacoma Narrows Airport	TIW	Tacoma, Washington

Aeronautical-related and other fees as well as related information were gathered from each competitive airports. A summary of findings is provided in Table 4.

¹ It is significant to note Renton Municipal Airport and Snohomish County Airport (Paine Field) were identified as an Airports with Aircraft Final Assembly Plants and a competitive airport. Fees and related information from these airports will be included in both sets of data which is reflective of the similar use and relative proximity of to the subject airport.



Competitive Airports Summary

Airports	Aeronautical Fees							Administrative Fees					
	Fuel Flowage Fees	Transient Aircraft Fees	Landing/ Departure Fees	Based Aircraft Fee	Transient Parking Fees	Percentage of Gross Receipts	Aeronautical Permit Fees	Airport Access Fees	Construction Permit Fees	Vehicle Parking Fees	Filming Fees	Late Fees / Interest Charges	Lease Assignment Fee
Principal	Yes	No	No	No	Yes*	No	No	Yes	No	No	N/A	Yes	No
Local Airport	No	No	No	No	No	No	No	Yes	No	No	N/A	N/A	N/A
National	Yes	N/A	Yes (Landing)	No	Yes	N/A	No	Yes	No	No	No	N/A	No
Local Airport	Yes	No	Yes (Departure)	No	Yes	No	Yes	Yes	No	No	No	No	No
State Airport	No	N/A	Yes (Landing)	No	Yes	N/A	Yes	N/A	N/A	N/A	N/A	N/A	N/A
County (Field)	Yes	No	Yes (Landing)	No	Yes	No	No	No	No	No	No	No	N/A
Private Airport	Yes	N/A	No	No	Yes*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes
Top of Airports Charging Fee	5	None	4	None	6	None	2	4	None	None	None	1	1
Range	\$0.05 - \$0.14 per gallon	N/A	\$1.50 - \$4.90 per 1,000lbs MGLW	N/A	\$3.00 - \$500.00 per day	N/A	\$75.00 to \$1,500.00	\$25.00 to \$50.00	N/A	N/A	N/A	5%	\$25.00

* Monthly Rate only

N/A indicates relevant and usable information was not available

- Fuel Flowage Fees
 - 1 airport charge a fuel flowage fee of \$0.05 per gallon regardless of fuel type
- Landing Fees
 - 3 airports charge landing fees based on MGLW ranging from \$1.50 to \$4.90 per 1,000 pounds MGLW
- Departure Fee
 - 1 airport charges a departure fee of \$2.00 per 1,000 lbs. for aircraft over 5,000 pounds MGLW
- Aeronautical Permit Fee
 - 1 airport charges an annual license fee of \$1,000 for aircraft fueling operators
- Transient Parking Fees
 - 3 airports charge daily aircraft parking fees ranging from \$3.00 to \$500.00 per day (a mean of \$113.00 per day)
 - 3 airports charge a monthly aircraft parking fee ranging from \$40.00 to \$61.76 a month

D. Lease Framework Working Group Airports

The following nine airports identified by the Lease Framework Working Group have been analyzed as well.

Lease Framework Working Group Airports		
Airport	Identifier	Location
Auburn Municipal Airport	S50	Auburn, Washington
Bellingham International Airport	BLI	Bellingham, Washington
Bremerton National Airport	PWT	Bremerton, Washington
Norman Y Mineta San Jose International Airport	SJC	San Jose, California
Portland-Hillsboro Airport	HIO	Portland, Oregon
Reid-Hillview of Santa Clara County Airport	RHV	San Jose, California
Renton Municipal Airport	RNT	Renton, Washington
Skagit Regional Airport	BVS	Burlington, Washington
Snohomish County Airport (Paine Field)	PAE	Everett, Washington

Aeronautical-related and administrative fees as well as related information were gathered from 7 lease framework working group airports. A summary of findings is provided in Table 5.



CG Framework Working Group Airports Summary

Work Working Airports	Aeronautical Fees							Administrative Fees					
	Fuel Flowage Fees	Transient Aircraft Fees	Landing/ Departure Fees	Based Aircraft Fee	Transient Parking Fees	Percentage of Gross Receipts	Aeronautical Permit Fees	Airport Access Fees	Construction Permit Fees	Vehicle Parking Fees	Filming Fees	Late Fees / Interest Charges	Lease Assignment Fee
Local Airport	No	No	No	No	No	No	No	Yes	No	No	N/A	N/A	N/A
International	Yes	No	Yes (Landing)	No	Yes	No	Yes	Yes	N/A	Yes	N/A	N/A	N/A
Regional	No	N/A	No	No	Yes*	No	No	No	No	No	No	No	No
Meta San Juan	N/A	N/A	N/A	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Provo	Yes	No	Yes (Landing)	No	Yes*	No	Yes	N/A	N/A	Yes*	N/A	N/A	N/A
San Jose Airport	Yes	N/A	No	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes
Local Airport	Yes	No	Yes (Departure)	No	Yes	No	Yes	Yes	No	No	No	No	No
Local Airport	N/A	N/A	N/A	N/A	Yes*	No	No	Yes	N/A	Yes*	No	No	No
County (Field)	Yes	No	Yes (Landing)	No	Yes	No	No	No	No	No	No	No	N/A
of Airports Charging Fee	5	None	4	None	7	1	4	5	None	4	None	1	1
Range	\$0.06 - \$0.14 per gallon	N/A	\$1.15 to \$4.90 per 1,000 pounds MGLW	N/A	\$8.00 to \$350.00 per day	10%	\$75.00 to \$1,500.00	\$25.00 to \$70.00	N/A	\$25.00 - \$594.89 per month	N/A	\$40.00 (Aircraft Storage) 10% (FBO Late Fees)	\$1,000 per agreement

* Monthly Rate only

N/A indicates relevant and usable information was not available

Significant findings follow:

- Landing Fees
 - 3 airports charge landing fees based on MGLW ranging from \$1.15 to \$4.90 per 1,000 pounds MGLW
- Departure Fee
 - 1 airport charges a departure fee of \$2.00 per 1,000 lbs. for aircraft over 5,000 pounds MGLW
- Transient Parking Fees
 - 4 airports charge a daily aircraft parking fee ranging from \$8.00 to \$350.00 per day (mean of \$73.36 per day)
 - 3 airports charge a monthly aircraft parking fee ranging from \$35.00 a month to \$85.92 (mean of \$64.36)
 - 1 airport charges a daily aircraft parking fees as follows:
 - Single-Engine - \$12
 - Twin - \$25
 - Small Jet - \$50
- Percentage of Gross Receipts Fee
 - 1 airport charges a percentage of gross receipts fee of 10% for rental car operations
- Aeronautical Permit Fees
 - 1 airport charges a Skydiving annual permit fee of \$14,627
- Vehicle Parking Fee
 - 1 airport charges a vehicle parking of \$18.00 a day
 - 1 airport charges a monthly vehicle parking fee as follows:
 - Up to 25 feet - \$46.73 (temporary)
 - 25 feet and greater \$63.07 (temporary)
 - Up to 25 feet - \$467.21 (long term)
 - 25 feet and greater \$594.89 (long term)

II. AERONAUTICAL FEE SCHEDULE

AMCG recommends the County establish and implement the following Aeronautical Fee Schedule for the Airport to help recover the costs being incurred by the County relating to the planning, development, operation (including maintenance and repair), management, and marketing of the Airport (that are not covered by federal or state AIP funds).

Table 5 – Aeronautical Fee Schedule

TYPE OF FEE	BASIS		FEE
Fuel Flowage Fee			
Avgas	Per Gallon Delivered		\$0.22
Jet Fuel			\$0.22
Landing Fee			
Transient Arrivals (over 12,500 lbs. MGLW)	Per 1,000 lbs. MGLW		\$3.00
Transient Arrivals (5,000 lbs. MGLW - 12,500 lbs. MGLW)			\$3.00
Based Aircraft Fee*			
Single-Engine Piston	Annual		\$215.00
Multi-Engine Piston			\$540.00
Turboprop (Group I)			\$720.00
Turboprop (Group II)			\$900.00
Jet (Group I)			\$1,450.00
Jet (Group II)			\$2,150.00
Jet (Group III)			\$7,200.00
Helicopter			\$540.00
Military			N/A
Glider/Ultralight			\$215.00
General Aviation Aircraft Parking Fee*			
Aircraft Type	Collection	Daily (4 to 12 hours)	Overnight (more than 12 hours per day)
Single-Engine Piston	Upon Arrival	\$20.00	\$30.00
Multi-Engine Piston		\$30.00	\$45.00
Turboprop (Group I)		\$45.00	\$67.50
Turboprop (Group II)		\$50.00	\$75.00
Jet (Group I)		\$100.00	\$150.00
Jet (Group II)		\$150.00	\$225.00
Jet (Group III)		\$400.00	\$600.00
Helicopter		\$20.00	\$30.00
Aeronautical Permit Fee			
Fixed Base Operator	\$2,750.00		
Aircraft Maintenance Operator	\$1,500.00		
Avionics or Instrument Maintenance Operator	\$1,500.00		
Aircraft Rental or Flight Training Operator	\$1,500.00		
Aircraft Charter or Aircraft Management Operator	\$1,500.00		
Aircraft Sales Operator	\$1,500.00		
Other Commercial Aeronautical Activities	\$1,500.00		
Independent Specialized Aviation Service Operator	\$1,500.00		
Self-Fueling Permittee	\$1,500.00		
Airport Access Fee			
Per Application (2-year term)	\$125.00		

* Commercial operators with an agreement to collect may retain an administrative fee of the fees collected