AirTAP
AIRPORT TECHNICAL ASSISTANCE PROGRAM

Rates and Charges Study

2023 Minnesota Airports Survey Results

DEPARTMENT OF TRANSPORTATION

SEH

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1 Background and Methodology

In 2012, the Minnesota Airport Technical Assistance Program (AirTAP) completed a rates and charges survey for services provided at Minnesota airports. Airport sponsors use this information when determining hangar rent, fuel flowage fees, tie-down charges, and other fee information. When the data was collected for the 2012 study, 21 Minnesota airports responded to the survey.

The Minnesota Department of Transportation Office of Aeronautics initiated the process to update the Minnesota State Aviation System Plan (MnSASP) in 2019. The MnSASP is a long-term strategic plan for Minnesota's 133 publicly owned, public-use airports. One portion of the project included gathering inventory data from each of the publicly owned, public-use airports in the state through a comprehensive survey process. This data was gathered for calendar year 2020 and included rates and charges airport sponsors currently use at their airports.

The aviation community has asked to have the rates and charges information collected in 2012 updated to reflect the changes in the economy and the impacts communities are seeing from the COVID-19 pandemic.

This study used the rates and charges information gathered from the 2022 MnSASP to provide an update to aviation communities on the fees other airports in the state are charging for aviation services.

To enable similar airports to compare rates and charges provided for aviation services, the study recognized that the airport classification system from the previous MnSASP was changed from three airport classifications (key, intermediate, and landing strip) to five classifications. The new airport classifications are depicted in Exhibit 1.
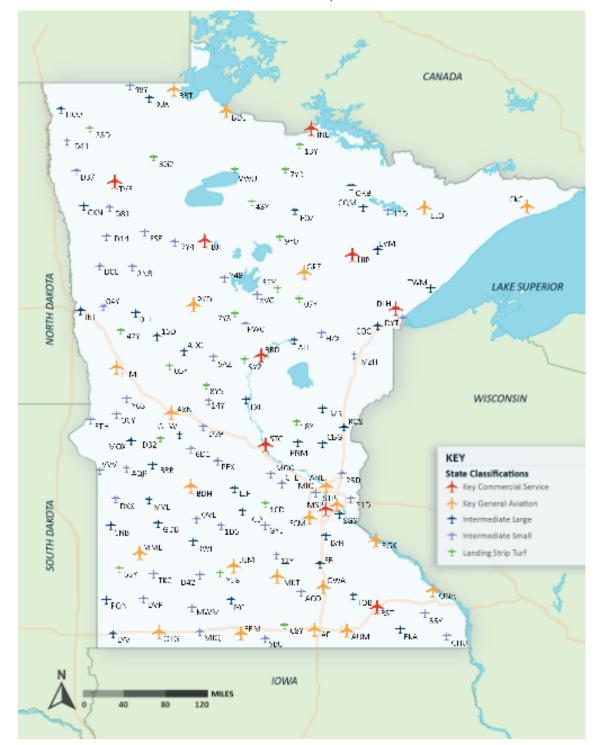
Exhibit 1. 2022 MnSASP Airport Classifications

KEY

State Classifications
- Key Commercial Service
- Key General Aviation
- Intermediate Large
- Intermediate Small
- Landing Strip Turf

2 Airport Categories

2.1 Key Airports

The 2022 MnSASP project updated the Key Airport classification to include a Key Commercial Service classification and a Key General Aviation classification. Key Airports are airports with a paved and lighted primary runway of 4,900 feet or greater in length. Minnesota Administrative Rules Chapter 8800 currently requires that runways 4,900 feet or longer are considered an "Other Than Utility Runway" (requiring a 34:1 approach slope). The Key Airports were divided into two groupings—those with commercial air service and those without—through development of a Key Commercial Service classification and a Key General Aviation classification. Key Commercial Service Airports are defined as airports with a Part 139 certificate and a paved runway of at least 4,900 feet. Key General Aviation Airports are defined as general aviation airports with a paved runway of at least 4,900 feet.

2.1.1 Key Commercial Service

Key Commercial Service Airports serve the same role as Key General Aviation Airports and support regular airline service and the movement of commercial passengers. There are 9 Minnesota airports in this category.

2.1.2 Key General Aviation

Key General Aviation Airports serve as the primary landing facilities for general aviation jets. They can accommodate most business jets, all single-engine aircraft, and larger multi-engine aircraft. These airports tend to be located near larger population and economic centers and are often used for business and air freight activities. There are 24 Minnesota airports in this category.

2.2 Intermediate Airports

The 2022 MnSASP updated the Intermediate Airport classification to include an Intermediate Large category and an Intermediate Small category. The Intermediate Large category includes airports with a paved and lighted runway greater than or equal to 3,800 feet in length to less than 4,900 feet. The Intermediate Small category includes airports with a paved runway less than 3,800 feet in length.

2.2.1 Intermediate Large

Intermediate Large Airports primarily accommodate small single- and multi-engine aircraft with approach speeds greater than 50 knots and 10 or more passenger seats. Airports in this classification serve recreational flights, flight training, emergency medical transports, business flights, agricultural flights, cargo distribution, and other general aviation uses. There are 36 Minnesota airports in this category.

2.2.2 Intermediate Small

Intermediate Small Airports primarily accommodate small single- and multi-engine aircraft with less than 10 passenger seats. Intermediate Small Airports often serve as landing facilities for recreational flights, flight training, emergency medical transports, business flights, agricultural flights, and other general aviation uses. There are 43 Minnesota airports in this category.

2.3 Landing Strip Airports

The 2022 MnSASP updated the Landing Strip classification to include Landing Strip Turf and Landing Strip Seaplane Base. Airports with unpaved turf runways of any length are included in the Landing Strip Turf category. Landing Strip Seaplane Bases include areas with a water runway. There are 11 publicly owned seaplane facilities in Minnesota; however, they were not included in the 2022 MnSASP update and will not be documented further in this report.

2.3.1 Landing Strip Turf

Airports with unpaved primary runways accommodate single-engine aircraft and some multi-engine aircraft. This type of airport may be unusable in certain conditions such as wet weather, winter months, and during the spring melt. A key function of these airports is supporting the agricultural activities, such as crop seeding and spraying services, as well as recreational aviation uses.

3 Airport Operations and Based Aircraft

The based aircraft and operations data provided below helps airport sponsors gain an understanding of comparable facilities when determining what rates and charges may apply to their situation. Airport sponsors can find facilities of the same classification with similar operations or within the same geographic region within the state to help with the data analysis. The data provided below was obtained from the inventory surveys conducted during the 2022 MnSASP update.

Table 3-1 – Key Commercial Service Operations and Based Aircraft

Airport	Annual Aircraft Operations	Based Aircraft
Bemidji Regional	13,834	71
Brainerd Lakes	37,900	89
Range Regional	28,850	41
Rochester International	46,455	71
Thief River Falls	32,268	23
St. Cloud Regional	30,781	108
Duluth International	54,576	89
Falls International	38,850	20

Table 3-2 – Key General Aviation Operations and Based Aircraft

Airport	Annual Aircraft Operations	Based Aircraft
Albert Lee	26,175	38
Austin	25,420	16
Baudette	12,825	19
Ely	8,200	15
Fairmont	9,400	29
Fergus Falls	8,500	26
Grand Marais-Cook County	3,200	21
Grand Rapids-Itasca County	19,560	61
Mankato	126,136	97
Marshall-Southwest Marshall/Ryan Field	22,848	28
Minneapolis Anoka County/Blaine	69,954	319
Minneapolis Flying Cloud	119,710	243
New Ulm	15,510	16
Owatonna Degner	30,050	23

Airport	Annual Aircraft Operations	Based Aircraft
Park Rapids	15,833	11
Red Wing	14,050	53
St. Paul Downtown	29,492	85
Warroad	9,000	16
Willmar	12,000	50
Winona	10,450	30
Worthington	10,140	22

Table 3-3 – Intermediate Large Operations and Based Aircraft

Airport	Annual Aircraft Operations	Based Aircraft
Aitkin Municipal	16,000	16
Benson Municipal	5,100	12
Bigfork Municipal	3,068	3
Cambridge Municipal	16,850	41
Canby Municipal	6,720	32
Cloquet-Carlton County	10,000	48
Cook Municipal	5,950	14
Crookston	20,150	52
Detroit Lakes	16,200	53
Dodge Center	5,000	38
Eveleth-Virginia Municipal	17,700	37
Faribault Municipal	18,700	54
Glenwood Municipal	4,900	10
Granite Falls Municipal	6,968	21
Hallock Municipal	17,700	26
Hutchinson Municipal	12,395	24
Litchfield Municipal	7,000	17
Little Falls-Morrison County	22,450	26
Luverne Municipal Airport	8,400	15
Minneapolis Airlake	34,174	116
Montevideo-Chippewa County	11,520	11
Moorhead Municipal	9,000	47
Mora Municipal	15,000	28
Morris Municipal	5,906	12
Orr Regional	2,500	9
Perham Municipal	7,300	16
Pipestone Municipal	8,200	12
Preston Fillmore County	4,080	26
Princeton Municipal	13,300	41

Airport	Annual Aircraft Operations	Based Aircraft
Redwood Falls Airport	9,800	18
Roseau Municipal Airport	18,300	11
Rush City Municipal	7,810	42
St. James Municipal	5,485	12
South St. Paul Municipal	51,000	221
Two Harbors	7,000	30
Wadena Municipal	5,410	9

Table 3-4 – Intermediate Small Aircraft Operations and Based Aircraft

Airport	Annual Aircraft Operations	Based Aircraft
Ada-Norman County/Twin Valley	5,200	8
Appleton Municipal	2,392	12
Bagley Municipal	2,392	4
Blue Earth Municipal	14,000	26
Brooten Municipal	2,496	3
Buffalo Municipal	22350	67
Caledonia-Houston County	3,500	11
Duluth-Sky Harbor	13,900	24
Elbow Lake Municipal	9,000	20
Fertile Municipal	9,490	2
Forest Lake Airport	8,030	33
Fosston Municipal	8,345	9
Glencoe Municipal	10,615	25
Hawley Municipal	8,600	32
Hector Municipal	7,000	25
Herman Municipal	2,184	4
Jackson Municipal	9,000	14
Le Sueur Municipal	2,560	35
Longville Municipal	6,725	13
Madison-Lac Qui Parle	2,160	11
Mahnomen County	1,650	22
Maple Lake Municipal	20,805	53
McGregor-Isedor Iverson	1,872	14
Minneapolis Crystal	38,044	130
Moose Lake-Carlton County	4,900	15
Olivia Regional	4,680	11
Ortonville Municipal	5,000	2
Paynesville Municipal	3,600	22
Pine River Regional	6,400	18
Piney Pinecreek Border	2,964	No data

Airport	Annual Aircraft Operations	Based Aircraft
Red Lake Falls	13,505	7
Rushford Municipal	2,000	11
St. Paul-Lake Elmo	26,498	169
Sauk Centre Municipal	5,830	24
Slayton Municipal	3,276	4
Springfield Municipal	2,420	3
Staples Municipal	9,600	18
Stephen Municipal	14,965	11
Todd Field (Long Prairie Airport)	5,730	12
Tower Municipal	3,700	12
Tracy Municipal	3,040	10
Walker Municipal	9,200	19
Warren Municipal	No data	No data
Waseca Municipal	17,190	23
Wheaton Municipal	3,900	8
Windom Municipal	8,300	14

Table 3-5 – Landing Strip Turf Operations and Based Aircraft

Airport	Annual Aircraft Operations	Based Aircraft
Backus	6,396	8
Big Falls Municipal	396	2
Bowstring	396	1
Clarissa Municipal	828	1
East Gull Lake	996	NA
Grygla Municipal	396	NA
Henning Municipal	456	11
Hill City-Quadna Mountain	996	3
Karlstad Municipal	1,032	2
Littlefork Municipal	996	2
Milaca Municipal	8,030	30
Northome Municipal	600	2
Pelican Rapids Municipal	8,760	18
Remer Municipal	996	6
Sleepy Eye Municipal	No data	No data
Starbuck Municipal	1,612	4
Tyler Municipal	2,184	3
Waskish Municipal	1,612	2
Wells Municipal	5,980	8
Winsted Municipal	13,505	24

4 Fuel

The inventory form completed for the 2022 MnSASP update included questions on the number of gallons sold. Airport sponsors can compare this information with the amount of fuel they sell and check the price being charged through aviation applications or by calling the other airport sponsors.

4.1.1 Key Commercial Service

Of the responses received by Key Commercial Service Airports on 2020 fuel sales, the average number of gallons of 110LL sold per airport was 32,309, while an average of 570,048 gallons of Jet A was sold. An estimated total of 226,133 gallons of 110LL and 3,686,433 gallons of Jet A was sold by Key Commercial Service Airports in 2020.

Table 4-1 – Key Commercial Service Airport Fuel Sold

Airport	100LL Gallons Sold: 2020	Jet A Gallons Sold: 2020	100LL Gallons Sold: 2019	Jet A Gallons Sold: 2019
Bemidji Regional	70,108	281,658	68,880	368,450
Brainerd Lakes	62,697	381,738	60,860	388,073
Duluth International	N/A	N/A	N/A	N/A
Range Regional	13,021	No Data	12,173	153,578
Rochester International	N/A	N/A	N/A	N/A
Thief River Falls	9,266	463	6,071	686,336
St. Cloud Regional	53,105	5,841	51,642	526,105
Falls International	16,500	N/A	6,071	448,100
Note: N/A = Information not provided				

4.1.2 Key General Aviation

Of the responses received by Key General Aviation Airports on 2020 fuel sales, the average number of gallons of 110LL sold per airport was 32,440, while an average of 74,328 gallons of Jet A was sold. An estimated total of 389,285 gallons of 110LL and 1,040,597 gallons of Jet A were sold by Key General Aviation Airports in 2020.

Table 4-2 – Key General Aviation Fuel Sold

Airport	100LL Gallons Sold: 2020	Jet A Gallons Sold: 2020	100LL Gallons Sold: 2019	Jet A Gallons Sold: 2019
Albert Lea	7,820	14,213	15,037	12,032
Alexandria	59,565	70,116	54,323	64,906
Austin	N/A	N/A	N/A	N/A
Baudette	N/A	N/A	N/A	N/A
Ely	9,880	17,816	N/A	N/A

Airport	100LL Gallons Sold: 2020	Jet A Gallons Sold: 2020	100LL Gallons Sold: 2019	Jet A Gallons Sold: 2019
Fairmont	17,615	30,919	19,055	37,636
Fergus Falls	10,155	17,276	13,156	19,770
Grand Marais-Cook County	12,618	4,796	13,787	11,630
Grand Rapids-Itasca County	N/A	65,146	N/A	105,244
Mankato Municipal	188,000	144,183	205,000	162,235
Marshall-Southwest Marshall/Ryan Field	N/A	N/A	N/A	N/A
Anoka County/Blaine	N/A	N/A	N/A	501,225
Minneapolis Flying Cloud	N/A	N/A	N/A	N/A
New Ulm	N/A	N/A	N/A	N/A
Owatonna Degner	N/A	N/A	N/A	N/A
Park Rapids	24,476	37,975	22,647	39,290
Red Wing	23,075	127,484	64,599	85,690
St. Paul Downtown	N/A	N/A	N/A	N/A
Warroad	3,000	45,000	5,500	119,500
Wilmar	19,203	90,237	23,801	113,945
Winona	N/A	N/A	N/A	N/A
Worthington	13,878	26,990	20,558	16,153
Note: N/A = Information not provided				

4.1.3   Intermediate Large

Of the responses received by Intermediate Large Airports on 2020 fuel sales, the average number of gallons of 110LL sold per airport was 15,933, while an average of 11,608 gallons of Jet A was sold. An estimated total of 414,260 gallons of 110LL and 232,174 gallons of Jet A were sold by Intermediate Large Airports in 2020.

Table 4-3 – Intermediate Large Aviation Fuel Sold

Airport	100LL Gallons Sold: 2020	Jet A Gallons Sold: 2020	100LL Gallons Sold: 2019	Jet A Gallons Sold: 2019
Aitkin Municipal	6,317	1,748	5,305	3,187
Benson Municipal	N/A	N/A	N/A	N/A
Bigfork Municipal	N/A	N/A	N/A	N/A
Cambridge Municipal	13,500	N/A	15,800	N/A
Canby Municipal	12,000	3,000	12,000	3,000
Cloquet-Carlton County	29,669	1,602	25,544	3,616
Cook Municipal	3,112	6,759	2,235	8,701
Crookston	12,001	1,574	18,400	3,811
Detroit Lakes	N/A	N/A	N/A	N/A

Airport	100LL Gallons Sold: 2020	Jet A Gallons Sold: 2020	100LL Gallons Sold: 2019	Jet A Gallons Sold: 2019
Dodge Center	20,000	40,000	12,500	28,000
Eveleth-Virginia Municipal	7,777	29,695	8.097	26,024
Faribault Municipal	20,551	53,314	20,904	46,664
Glenwood Municipal	N/A	N/A	N/A	N/A
Granite Falls Municipal	2,000	N/A	8,000	N/A
Hallock Municipal	4,000	250	5,000	1,000
Hutchinson Municipal	N/A	N/A	N/A	N/A
Litchfield Municipal	22,981	1,378	10,300	1,128
Little Falls-Morrison County	20,000	N/A	20,000	N/A
Luverne Municipal	8,000	10,000	9,000	15,000
Minneapolis Airlake	N/A	N/A	N/A	N/A
Montevideo-Chippewa County	N/A	N/A	N/A	N/A
Moorhead Municipal	20,000	7,225	19,745	8,380
Mora Municipal	1,000	1,000	500	200
Morris Municipal	13,100	15,391	15,800	18,791
Orr Regional	4,000	1,000	2,000	N/A
Perham Municipal	14,845	N/A	6,885	N/A
Pipestone Municipal	8,000	1,000	16,000	3,000
Preston Fillmore County	N/A	N/A	N/A	N/A
Princeton Municipal	9,000	N/A	19,000	N/A
Redwood Falls	N/A	N/A	N/A	N/A
Roseau Municipal	1,324	4,070	N/A	N/A
Rush City Municipal	23,490	10,886	22,705	4,720
Saint James Municipal	5,500	N/A	N/A	N/A
South St. Paul Municipal	120,093	41,282	99,135	38,215
Two Harbors	12,000	1,000	12,000	1,000
Wadena Municipal	N/A	N/A	N/A	N/A
Note: N/A = Information not provided				

4.1.4 Intermediate Small

Of the responses received by Intermediate Small Airports on 2020 fuel sales, the average number of gallons of 110LL sold per airport was 10,893, while an average of 3,399 gallons of Jet A was sold. An estimated total of 359,469 gallons of 110LL and 13,599 gallons of Jet A were sold by Intermediate Small Airports in 2020.

Table 4-4 – Intermediate Small Aviation Fuel Sold

Airport	100LL Gallons Sold: 2020	Jet A Gallons Sold: 2020	100LL Gallons Sold: 2019	Jet A Gallons Sold: 2019
Ada-Norman County/Twin Valley	1,000	N/A	1,000	N/A
Appleton Municipal	N/A	N/A	N/A	N/A
Bagley Municipal	N/A	N/A	N/A	N/A
Blue Earth Municipal	4,000	200	4,000	200
Brooten Municipal	N/A	N/A	N/A	N/A
Buffalo Municipal	67,088	N/A	51,262	N/A
Caledonia-Houston County	6,829	N/A	7.040	N/A
Duluth-Sky Harbor	16,000	N/A	17,500	N/A
Elbow Lake Municipal	5,962	N/A	8,645	N/A
Fertile Municipal	822	N/A	1,222	N/A
Forest Lake	12,709	N/A	13,052	N/A
Fosston Municipal	2,540	N/A	2,055	N/A
Glencoe Municipal	6,398	N/A	8,958	N/A
Hawley Municipal	6,802	N/A	5,696	N/A
Hector Municipal	2,500	N/A	8,000	N/A
Herman Municipal	N/A	N/A	N/A	N/A
Jackson Municipal	5,438	12,087	3,638	23,454
Le Sueur Municipal	5,500	N/A	12,000	N/A
Longville Municipal	22,400	N/A	35,800	N/A
Madison-Lac Qui Parle	1,000	N/A	1,000	N/A
Mahnomen County	6,800	N/A	3,868	N/A
Maple Lake Municipal	11,280	N/A	11,165	N/A
McGregor-Isedor Iverson	2,521	N/A	1,030	N/A
Minneapolis Crystal	96,000	N/A	106,555	N/A
Moose Lake-Carlton County	3,337	N/A	2,340	N/A
Olivia Regional	2,600	N/A	3,000	N/A
Ortonville Municipal	1,082	112	1,872	282
Paynesville Municipal	16,000	N/A	13,000	N/A
Pine River Regional	N/A	N/A	N/A	N/A
Piney Pinecreek Border	N/A	N/A	1,410	N/A
Red Lake Falls	N/A	N/A	N/A	N/A
Rushford Municipal	3,062	N/A	9,469	N/A
St. Paul-Lake Elmo	N/A	N/A	N/A	N/A
Sauk Centre Municipal	11,000	N/A	10,400	N/A
Slayton Municipal	550	N/A	500	N/A
Springfield Municipal	350	N/A	783	N/A
Staples Municipal	8,894	N/A	13,872	N/A
Stephen Municipal	N/A	N/A	N/A	N/A

Airport	100LL Gallons Sold: 2020	Jet A Gallons Sold: 2020	100LL Gallons Sold: 2019	Jet A Gallons Sold: 2019
Todd Field (Long Prairie)	N/A	N/A	N/A	N/A
Tower Municipal	13,000	N/A	12,000	N/A
Tracy Municipal	2,178	N/A	3,174	N/A
Walker Municipal	4,827	N/A	4,595	N/A
Warren Municipal	N/A	N/A	N/A	N/A
Waseca Municipal	N/A	N/A	N/A	N/A
Wheaton Municipal	N/A	N/A	N/A	N/A
Windom Municipal	9,000	12,000	9,000	12,000
Note: N/A = Information not provided				

4.1.5 Landing Strip Turf

Pelican Rapids Airport was the only Landing Strip Turf Airport that reported any fuel sales for 2020. Fuel sales of 110LL at the Pelican Rapids Airport totaled 1,475 gallons for 2020.

5 Tie-Downs

Airport sponsors or fixed-based operators (FBO) reported fees charged for tie-down spaces on the apron. These rental fees were based on aircraft size or ownership of the tie-down area.

5.1.1 Key Commercial Service

Of the responses received from Key Commercial Service Airports, only one airport reported airport owned/managed tie-downs. Two commercial service airports reported waiving the overnight tie-down fee with a fuel purchase for FBO-managed tie-downs. Some airports reported dividing tie-down fees into the following aircraft weights: 12,499 pounds and under, 12,500–49,999 pounds, 50,000–99,999 pounds, and 100,000 pounds or over. The average daily cost for a small single-engine aircraft was $7 per night.

5.1.2 Key General Aviation

Of the responses received from Key General Aviation Airports, only two airports reported airport owned/managed tie-downs. Many Key General Aviation Airports reported waiving the overnight tie-down fee with a fuel purchase. Airport/FBO-managed tie-down fees ranged from $5 to $10 per night and/or $25 to $30 monthly. Many airport sponsors stated that their fees were based on aircraft size.

5.1.3 Intermediate Large

Of the responses received from Intermediate Large Airports, four airports reported airport-owned/managed tie-downs. Many Intermediate Large Airports reported no overnight tie-down fees. Airport/FBO tie-down fees ranged from $5 to $15 per night and $22 to $150 monthly.

5.1.4 Intermediate Small

Of the responses received from Intermediate Small Airports, six airports reported airport owned/managed tie-downs. Many Intermediate Small Airports reported an honor system for transient aircraft overnight fees. Airport/FBO tie-down fees ranged from $1 to $11 daily and $25 to $60 monthly.

5.1.5 Landing Strip Turf

Of the responses received from Landing Strip Turf Airports, only one airport reported fees for tie-down services, which were $10 per night or $30 monthly.

6 Aircraft Storage Facilities

6.1 Key Commercial Service

6.1.1 Box Hangars

The most common size of box hangars at Key Commercial Service Airports is between 2,500 and 5,000 square feet. Most box hangars at Key Commercial Service Airports are either between 10–20 years old or over 30 years old. The average monthly hangar fee was based on the size of the hangar and the size of the aircraft. On average, fees were between $2.92/per square foot or $135 per month for small aircraft, up to $5,245 per month for a 10,000-square-foot hangar.

6.1.2 T-Hangars

The most common age of T-hangars at Key Commercial Service Airports is more than 30 years old. The average monthly rental fee of a T-hangar is $156 per month and varies by the size of the aircraft.

Table 6-1 – Key Commercial Service Hangar Fees

Airport	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
Bemidji Regional	2,500–5,000	$135/month dependent on size	≤10	≤2,500	$200/month	≥10
				No data	$155/month	≥30
				≤2,500	$200/month	≥30
				≤2,500	$180/month	≥30
Brainerd Lakes	2,500–5,000	$2.92/sq ft	10–20	≤2,500	$121/month	≥30
	2,500–5,000	$2.92/sq ft	10–20	≤2,500	$168/month	≥30
	2,500–5,000	$2.92/sq ft	10–20	≤2,500	$187/month	20–30
	≤2,500	$241/month	10–20	≤2,500	No data	20–30
Duluth International	≥10,000	$230/month	≥30	≤2,500	$180/month	≥30
Range Regional	≤2,500	$375/month	20–30	No data	$150/month	≥10
	2,500–5,000	$700/month	≥30	No data	$125/month	20–30
	≥10,000	$0.957/sq ft	20–30	No data	$115/month	20–30
	5,000–10,000	$0.75/sq ft	≥30	No data	$160/month	≥10
				No data	$125/month	20–30
				No data	$125/month	20–30
Rochester International	N/A	N/A	N/A	N/A	N/A	N/A

Airport	Size	Rental Fees	Age	Size	Rental Fees	Age
Thief River Falls Regional	≥10,000	$5,244.79/month	≥10	≤2,500	$110/month	≥30
	2,500–5,000	$450/month	≥30	≤2,500	$163/month	≥30
St. Cloud Regional	≥10,000	$4,000/month (FBO)	≥10	≤2,500	$170/month	20–30
				235x60 200x60	$170/month	20–30
				240x60 220x50 220x50 190x55	$170/month	≥30
Falls International	N/A	N/A	N/A	N/A	N/A	N/A
Note: N/A = Information not provided						

6.2 Key General Aviation

6.2.1 Box Hangars

The most common size of box hangars at Key General Aviation Airports is between 5,000 and 10,000 square feet. The most common age of box hangars is more than 30 years old. The average monthly hangar fee varied depending on hangar size and aircraft size. The average fee was $1,282 per month.

6.2.2 T-Hangars

The most common age of T-hangars at Key General Aviation Airports is more than 30 years old. The average monthly rental fee of a T-hangar was $187 a month and varied depending on aircraft size.

Table 6-2 – Key General Aviation Hangar Fees

Airport	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
Albert Lea	No data	$135/month dependent on size	≥30	N/A	N/A	N/A
Austin	≥10,000	$65-$450/month dependent on size	≥30	N/A	N/A	N/A
	5,000–10,000	$65-$450/month dependent on size	≥30	N/A	N/A	N/A
Baudette	2,500–5,000	$150/month	≥30	N/A	N/A	N/A
	5,000–10,000	$450–$675/month dependent on size	≤10	N/A	N/A	N/A
Ely	5,000–10,000	$40–$100/month dependent on aircraft size	≥30	≤2,500	$1,200/annually	≥30
				≤2,500	$1,200/annually	≥30

Airport	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
				≤2,500	$1,200/annually	≥30
Fairmont Airport	≥10,000	$1,550/month split between three users	≥30	5,000-10,000	$80–100 /month	≥30
	2,500–5,000	$125/month	≥30	2,500-5,000	$80–100 /month	≥30
				≤2,500	$120–150 /month	10–20
				≥10,000	$125–315 /month	≥10
Fergus Falls	≥10,000	$250–$1000/month Dependent on aircraft size	≥30	≤2,500	$140/month	≥30
				≤2,500	$140/month	10–20
Grand Marais-Cook County	5,000–10,000	$150/month	20–30	≥10,000	$150/month $175/month for seaplane	10–20
Grand Rapids-Itasca County	N/A	N/A	N/A	≤2,500	$175/month	10–20
				≤2,500	$175/month	20–30
				≤2,500	$175/month	20–30
Mankato	5,000–10,000	$3,200/month	≤10	≤2,500	$140/month	≥30
	≥10,000	$550/month	≤10	≤2,500	$185/month	20–30
	5,000–10,000	$1,100/month	≥30	5,000-10,000	$328–$428/month	10–20
	5,000–10,000	$692/month	≥30	≥10,000	$156–$274/month	10–20
	5,000–10,000	$1520/month	≥30			
Marshall-Southwest Marshall/Ryan Field	5,000–10,000	$5,500/month (leased to FBO) Includes A/D building and WPA hangar	≥30	≤2,500	$88/month	≥30
	≥10,000	$2,444/month	20–30	≤2,500	$85/month	≥30
	5,000–10,000	$575/month	≥30	≤2,500	$108/month	No Data
	5,000–10,000	$1,938/month	≥30			
Minneapolis Anoka County/Blaine	2,500–5,000	$1,450/month	10–20	N/A	All T-hangars privately owned	N/A
Minneapolis Flying Cloud	≥10,000	$5,600/month (Combo price includes shop and hangar)	10–20	N/A	All T-hangars privately owned	N/A
New Ulm	5,000–10,000	$835/month	≥30	≤2,500	$92/month	≥30
	2,500–5,000	$270/month	≥30	No sq ft data	$160/month	≥30
	5,000–10,000	(Leased to FBO; No data)	≥30			
Owatonna Degner	≥10,000	Overnight storage only No long-term tenants	≥30	No sq ft data	$145/month	20–30
				≤2,500	$170/month	20–30

Airport	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
		No price data		≤2,500	$170/month	10–20
Park Rapids	No data	No data	No data	No data	No data	No data
Red Wing	≥10,000	$2,500/month	20–30	N/A	N/A	N/A
St. Paul Downtown	2,500–5,000	$750/month	20–30	N/A	N/A	N/A
Warroad	2,500–5,000	$225/space/month	≥30	≤2,500	$150/month	10–20
Wilmar	5,000–10,000	$250/space/month	10–20	≤2,500	$140/month	10–20
				≤2,500	$160/month	20–30
Winona	≥ 10,000	No cost data/sf/month	≥30	2,500–5,000	$105/month	≥30
				2,500–5,000	$150/month	≤10
Worthington	≥10,000	No cost data	≥30	≤2,500	$550/month	≥30
	2,500–5,000	$1,500/month	≤10	≤2,500	$550/month	≥30
Note: N/A = Information not provided						

6.3 Intermediate Large

6.3.1 Box Hangars

The most common size of box hangars at Intermediate Large Airports is between 5,000 and 10,000 square feet. The most common age of box hangars is between 20 and 30 years old. The average hangar fee for this category of airports was $458 per month.

6.3.2 T-Hangars

The most common age of T-hangars at Intermediate Large Airports is more than 30 years old. The average rental fee of a T-hangar was $127 per month and varied by aircraft size.

Table 6-3 – Intermediate Large Hangar Fees

	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
Atkin Municipal	N/A	N/A	N/A	5,000–10,000	$12/month	≥30
Benson Municipal	2,500–5,000	N/A	≥30	≤2,500	N/A	10–20
Bigfork Municipal	N/A	N/A	N/A	≤2,500	N/A	≥30
Cambridge Municipal	≤2,500	N/A	20–30	N/A	N/A	N/A
Canby	≤2,500	$350/month	≤10	≤2,500	$105/month	≤10
	≤2,500	$500/month	≤10	≤2,500	$95/month	≥30
Cloquet–Carlton	5,000–10,000	$0.086/sq ft	≥30	≥10,000	0.137/sq ft	20–30

	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
County	5,000–10,000	$0.086/sq ft	≥30	≥10,000	0.137/sq ft	20–30
	5,000–10,000	$0.086/sq ft	≥30	≥10,000	0.137/sq ft	≤10
Cook Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Crookston Municipal	2,500–5,000	$336/month	20–30	5,000–10,000	$55/month	≥30
	5,000–10,000	$600/month	≥30	≤2,500	$95–$100/month	≥30
				≥10,000	$120/month	20–30
				≤2,500	$142.50–$165.00/month	10–20
Detroit Lakes	2,500–5,000	$900/month	≤10	5,000–10,000	$80/month	≥30
	2,500–5,000	$525/month	10–20	5,000–10,000	$135/month	≥30
	2,500–5,000	$405/month	20–30	5,000–10,000	$135/month	≥30
	2,500–5,000	$550/month	20–30	≤2,500	$165/month	10–20
Dodge Center Municipal	5,000–10,000	$250/month: Single-engine $600/month: Multi-engine	≤10	N/A	N/A	N/A
Eveleth-Virginia Municipal	≥10,000	$700/month	≥30	N/A	N/A	N/A
Faribault Municipal	5,000–10,000	N/A	N/A	≤2,500	$184–$285/month	≥30
Glenwood Municipal	2,500–5,000	$250/month	20–30	5,000–10,000	$50/month	≥30
	2,500–5,000	N/A	≥30	2,500–5,000	$45/month	≥30
Granite Falls Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Hallock Falls Municipal	N/A	N/A	N/A	≤2,500	$100–$200/month	≤10
				≤2,500	$75/month	≤10
				≤2,500	$75/month	≤10
Hutchinson Municipal	5,000–10,000	N/A (FBO agreement)	20–30	≤2,500	$230/month	≥30
	5,000–10,000	$1,100/month (FBO storage hangar)	10–20	≤2,500	$240/month	≥30
				≤2,500	$120/month	10–20
				≤2,500	$190/month	≤10
				≤2,500	$90/month	≥30
Litchfield Municipal	5,000–10,000	$100/month	≥30	N/A	N/A	N/A
Little Falls–Morrison County	2,500–5,000	$348/month	20–30	≤2,500	$114/month	≥30

	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
Luverne Municipal	≤2,500	$190/month	10–20	≤2,500	$85/month	20–30
	2,500–5,000	$500/month	20–30	≤2,500	$115/month	10–20
				≤2,500	$190/month	10–20
Minneapolis Airlake	N/A	N/A	N/A	N/A	N/A	N/A
Montevideo-Chippewa	5,000–10,000	$80/month per aircraft collected by FBO	≥30	5,000–10,000	N/A	≥30
				2,500–5,000	$150/month	≤10
Moorhead Municipal	N/A	N/A	N/A	≤2,500	$145/month	20–30
				≤2,500	$155/month	20–30
				≤2,500	$155/month	20–30
Mora Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Morris Municipal	5,000–10,000	$1,800/month (single tenant)	≤10	N/A	$60–$65/month	≥30
	5,000–10,000	$150/month	20–30	N/A	$75–$100/month	10–20
	5,000–10,000	$150/month	20–30			
Orr Regional	5,000–10,000	$300/month	10–20	5,000–10,000	$110.00/month	≥30
Perham Municipal	N/A	N/A	N/A	≤2,500	$137.50/month (based on size)	≥30
				≤2,500	$155/month	≤10
Pipestone Municipal	≤2,500	$175/month	≥30	≤2,500	$110/month	20–30
				≤2,500	$250/month	≤10
Note: N/A = Information not provided						

6.4   Intermediate Small

6.4.1   Box Hangars

The most common size of box hangars at Intermediate Small Airports is between 2,500 and 5,000 square feet. The most common age of box hangars is more than 30 years old. The average hangar fee was $315 per month.

6.4.2   T-Hangars

The most common age of T-hangars at Intermediate Small Airports is more than 30 years old. The average rental fee of a T-hangar space was $107 per month and varied based on aircraft size.

Table 6-4 – Intermediate Small Hangar Fees

	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
Ada-Norman County/Twin Valley	N/A	N/A	≥30	≤2,500	$50.00/month	≥30
Appleton Municipal	≤2,500	$60/month	20–30	N/A	N/A	N/A
Bagley Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Blue Earth Municipal	5,000–10,000	$600/month	20–30	≤2,500	$90–$110/month	≥30
	2,500–5,000	$350/month	≥30			
	2,500–5,000	$250/month	≥30			
Brooten Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Buffalo Municipal	N/A	N/A	N/A	≤2,500	$140–$190/month	≥30
				≤2,500	$165/month	20–30
				≤2,500	$210/month	10–20
Caledonia-Houston County	N/A	N/A	N/A	N/A	N/A	N/A
Duluth-Sky Harbor	2,500–5,000	$2580/month (dependent on percent of hangar leased)	≥30	N/A	N/A	N/A
	N/A	N/A	≥30			
Elbow Lake Municipal	≥10,000	$200/month: Regular summer space	≤10	≤2,500	$65–75$/month	≥30
		$250/month: Regular winter space $250–$400: Extra-large space $25–$75: Overnight storage	≤10	≥10,000	$115/month	≤10
Fertile Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Forest Lake	5,000–10,000	N/A	≥30	5,000–10,000	$125/month	≥30
Fosston Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Glencoe Municipal	N/A	N/A	N/A	≤2,500	$100/month	20–30
				≤2,500	$80/month	≥30
				≤2,500	$65/month	≥30
				≤2,500	$90/month	20–30
Hawley Municipal	≤2,500	$65/month	≥30	5,000–10,000	$110–$115/month	≥30
				5,000–10,000	$110–$115/month	20–30
				5,000–10,000	$110–$115/month	10–20
				5,000–10,000	NP/ based on sq ft	≤10

	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
Hector Municipal	≤2,500	N/A	≤10	≤2,500	$100/month	10–20
	2,500–5,000	N/A	≤10	≤2,500	N/A	20–30
Herman Municipal	5,000–10,000	$480/year	≥30	N/A	N/A	N/A
Jackson Municipal	5,000–10,000	$400/month (per aircraft)	10–20	≤2,500	$80/month	≥30
				≤2,500	$90/month	20–30
Le Sueur Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Longville Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Madison-Lac Qui Parle	2,500–5,000	$100/month	≥30	N/A	$100/month	≥30
Mahnomen County	N/A	N/A	N/A	≤2,500	$50/month	≥30
				≤2,500	$0.086/sq ft	10–20
				≤2,500	$0.086/sq ft	≤10
Maple Lake Municipal	N/A	N/A	N/A	N/A	N/A	N/A
McGregor-Isedor Iverson	N/A	N/A	N/A	N/A	N/A	N/A
Minneapolis Crystal	N/A	N/A	N/A	≤2,500	$185/month	≥30
Moose Lake-Carlton County	≤2,500	$91/month	20–30	≤2,500	$139/month	20–30
	2,500–5,000	$464/month (entire hangar)	10–20			
Olivia Regional	2,500–5,000	$400/month	≥30	≤2,500	$150.37/month	≤10
	2,500–5,000	$100/month	≥30			
Ortonville Municipal	NP	$80/month cold $200/month heated	≥30	N/A	N/A	N/A
Paynesville Municipal	N/A	N/A	N/A	≤2,500	$100–$120/month (based on size)	10–20
Pine River Regional	N/A	N/A	N/A	N/A	N/A	N/A
Piney-Pinecreek Border	N/A	N/A	N/A	N/A	N/A	N/A
Red Lake Falls	N/A	N/A	N/A	5,000–10,000	$100/month	≥30
Rushford Municipal	≤2,500	N/A	10–20	5,000–10,000	$125/month	10–20
Saint Paul-Lake Elmo	N/A	(All hangars are private)	N/A	N/A	N/A	N/A
Sauk Centre Municipal	2,500–5,000	$500/month	20–30	≥10,000	$120/month	10–20
Slayton Municipal	N/A	N/A	≥30	≤2,500	$75/month	≥30
				≤2,500	$65/month	≥30
Springfield Municipal	N/A	$65/month (per space)	20–30	≤2,500	$65/month	20–30
Staples Municipal	5,000–10,000	$200/month single-engine $250/month multi-engine	≤10	≤2,500	$85/month	20–30
				≤2,500	$95/month	20–30

	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
		$500/month multi-engine				
Stephen Municipal	N/A	N/A	N/A	5,000–10,000	$70/month	≥30
Todd Field (Long Prairie)	N/A	N/A	N/A	≤2,500	$80/month	10–20
Tower Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Tracy Municipal	2,500–5,000	$145/month (entire building)	≥30	5,000–10,000	$185/quarter	≥30
Walker Municipal	N/A	N/A	N/A	≤2,500	$175/month	10–20
				≤2,500	$125/month	≥30
				≤2,500	$175/month	≥30
Warren Municipal	≤2,500	$125/month (per space)	20–30	≤2,500	$125/month	10–20
Waseca Municipal	N/A	N/A	N/A	2,500–5,000	$120/month	≥30
Wheaton Municipal	N/A	N/A	N/A	N/A	N/A	N/A
Windom Municipal	≤2,500	$90/month (per space)	≤10	≤2,500	$75/month	≥30
	5,000–10,000	$475/month	≤10			

Note: N/A = Information not provided

6.5 Landing Strip Turf

6.5.1 Box Hangars

The most common size of box hangars at Landing Strip Turf Airports is less than 2,500 square feet. The most common age of box hangars is more than 30 years old. Airports in this category reported charging between $100 to $200 per month per hangar, while one airport in this category charged between $75 to $85 per space.

6.5.2 T-Hangars

Only one airport reported a T-hangar rate, which was $50 per month. The age of the hangar was more than 30 years old.

Table 6-5 – Landing Strip Turf Hangar Fees

	Multiple Plane or Large Storage Hangars			T-Hangars		
	Size (sq ft)	Rental Fees	Age	Size (sq ft)	Rental Fees	Age
Littlefork Municipal	≤2,500	NP	10–20	N/A	N/A	N/A
	≤2,500	N/A	≥30			
Milaca Municipal	≤2,500	$200/month	20–30	N/A	N/A	N/A
	≤2,500	$200/month	20–30			
Pelican Rapids	5,000–10,000	$75/month	≥30	N/A	N/A	N/A
	5,000–10,000	$85/month (per space)	≥30	N/A	N/A	N/A
Starbuck Municipal	N/A	N/A	N/A	≤2,500	$50/month	≥30
Waskish Municipal	≤2,500	N/A	≤10	N/A	N/A	N/A
Wells Municipal	2,500–5,000	$100/month	≥30	N/A	N/A	N/A
Note: N/A = Information not provided						

7 Agricultural Ground Leases

7.1 Key Commercial Service

The average price of an agricultural ground lease at Key Commercial Service Airports is $112 an acre.

7.2 Key General Aviation

The average price of an agricultural ground lease at Key General Aviation Airports is $170 an acre.

7.3 Intermediate Large

The average price of an agricultural ground lease at Intermediate Large Airports is $118 an acre.

7.4 Intermediate Small

The average price of an agricultural ground lease at Intermediate Small Airports is $194 an acre.

7.5 Landing Strip Turf

The average price of an agricultural ground lease at Landing Strip Turf Airports is $69 an acre.