



**Chattanooga Metropolitan Airport Authority  
Rates and Charges and Insurance Policy  
FY 2024**

**CMAA President Signature:** \_\_\_\_\_ 

**CMAA President Approval Date: May 23, 2023**

**Last Revised: May 16, 2022**

**Original CMAA Board Approval: September 26, 2011**

## RATES AND CHARGES

The rates, charges, and fees below are a reflection of the budget approved by the Board of Commissioners in an effort to support the revenue goals of the organization. Any variance from the rates established, including but not limited to a waiver for promotional or introductory service, require approval by CMAA's Board of Commissioners.

### **1. Landing Fee Rate**

The landing fee rate established for commercial air carriers or private charters (both passenger and cargo), as defined in 14 CFR 121, is developed using a compensatory rate methodology and is detailed below. Aircraft weights will be based upon the certified maximum gross landing weight ("CMGLW") of each aircraft landed at the Airport with a minimum fee of \$10.00. Landing fees shall be billed each month in arrears based upon each carrier's CMGLW for such month. To enable this billing each carrier shall submit a certified report of its landings by aircraft type and CMGLW for the previous month by the tenth day of each month.

Scheduled Operators

\$2.07 / 1,000 lbs.

Unscheduled Operators

\$2.58 / 1,000 lbs.

### **2. Terminal Rental Rate**

Tenants are invoiced monthly for Exclusive Use Areas (office and ticket counters), Preferential Areas (hold-rooms and gate areas), and for Common Use Areas (baggage claim, passenger screening, and airline functional areas). The following annual terminal rental rates shall apply to all terminal tenants unless a different rental rate has been established through a lease agreement. One twelfth of this annual amount shall be billed to carrier each month in advance.

Exclusive

\$32.92 / square foot

Preferential Use

\$32.92 / square foot

Common Use

\$32.92 / square foot

### **3. Airline Baggage Claim Fee**

Fees for use of the baggage claim area will be charged to airlines based on the common use of 12,756 square feet. One twelfth of this annual amount shall be billed each month in arrears to all carriers that enplaned passengers at the passenger terminal during such month with the amount billed to each carrier being in proportion to the number of such carrier's enplanements to the total of all carrier's enplanements for such month.

Annual Rate

\$419,928

**4. Terminal Security Fee**

Under 49 CFR Part 1542, CMAA is required to provide security at the airport facility. The total fee is calculated by determining CMAA's actual security costs reduced by the Transportation Security Administration (TSA) Law Enforcement Officer Reimbursement Agreement. One twelfth of this annual amount shall be billed each month in arrears to all carriers that enplaned passengers at the passenger terminal during such month with the amount billed to each carrier being in proportion to the number of such carrier's enplanements to the total of all carrier's enplanements for such month.

Annual Rate \$630,194

**5. Airline Functional Area**

Fees for use of the common areas located in the ticketing wing of the terminal building. The total fee is calculated by multiplying the total square footage of the area by the terminal rental rate. One twelfth of this annual amount shall be billed each month in arrears to all carriers that enplaned passengers at the passenger terminal during such month with the amount billed to each carrier being in proportion to the number of such carrier's enplanements to the total of all carrier's enplanements for such month.

Annual Rate \$133,820

**6. Airline Passenger Screening Area**

Fees for use of the common areas located at the security checkpoint in the terminal building. The total fee is calculated by multiplying the total square footage of the area by the terminal rental rate. One twelfth of this annual amount shall be billed each month in arrears to all carriers that enplaned passengers at the passenger terminal during such month with the amount billed to each carrier being in proportion to the number of such carrier's enplanements to the total of all carrier's enplanements for such month.

Annual Rate \$85,263

**7. Loading Bridge Fee**

Each airline utilizing a loading bridge at the terminal building will be required to pay a monthly M&O and user fee for the bridge. The annual fee for each loading bridge is detailed below and will be billed on a monthly basis. One twelfth of this annual amount shall be billed each month in arrears to all carriers that enplaned passengers at the passenger terminal during such month with the amount billed to each carrier being in proportion to the number of such carrier's enplanements to the total of all carrier's enplanements for such month.

Annual Rate \$117,263

**8. Fuel Flowage Fee**

In lieu of a general aviation landing fee, fixed base operators, non-commercial private/corporate aircraft operators, and 135 operators shall pay an airport usage fee in accordance with the following schedule for each gallon of aviation fuel (jet and avgas) delivered to the fixed base operator or non-commercial private/corporate aircraft operators, exclusive of fuel delivered for the use by commercial air carriers paying landing fees. Fees should be reported on a monthly activity report and submitted along with payment by the 10<sup>th</sup> day of the following month.

Fee per Gallon	\$0.13
----------------	--------

**9. Airfield Ground Rent**

The Ground Rental Rate for unimproved land at the airport.

Rate per Square Foot	\$0.40
----------------------	--------

**10. Parking Rates**

Daily rates for public parking at the airport.

Long Term Parking	\$12.00/day
Short Term Parking	\$20.00/day
Garage Parking	\$15.00/day
Employee Parking	\$40.00/month

**11. Passenger Facility Charge (Air Carriers)**

This fee is collected and remitted to the airport by the air carriers in order to fund approved PFC projects.

Fee per Enplanement	\$4.50
---------------------	--------

**12. Customer Facility Charge (Car Rental)**

This fee is collected and remitted to the airport by rental cars operators in order to fund approved infrastructure development for use by the rental car companies.

Fee per Transaction Day	\$2.00
-------------------------	--------

**13. Operating Permit (Not Commercial Carriers)**

As specified in the Airport Rules and Regulations, an operating permit is required of any entity or operation conducting a commercial aeronautical activity at the airport. Each operating permit application will require a \$25 administrative fee.

Each operating permit will require that 2% of gross revenues be submitted to the CMAA in return for use of and access to the airfield. Any entity with annual gross revenues less than \$10,000.00 will be required to pay a flat rate of \$200.00 and be subject to an annual review by the President to confirm receipts less than \$10,000.00. Fees should be reported on a monthly activity report and submitted along with payment by the 10<sup>th</sup> day of the following month.

**14. Maintenance and Equipment Use Fees**

The following rates have been established for the use of airport owned equipment. CMAA’s President, in his sole and absolute discretion, reserves the right to waive the use fee. After such point the fee will be required to be charged to the user.

<u>Maintenance</u>	Cost	Per
Belt Loader	\$ 90.00	day
Baggage Cart	\$ 90.00	day
Tractor Tug	\$ 120.00	day
Scissor Lift	\$ 120.00	day
ADA Ramp Rental	\$ 120.00	day
Air Stair Rental	\$ 120.00	day
Fork-Lift (plus labor)	\$ 120.00	day
Tenant Sweeper (plus labor)	\$ 120.00	day
Service Truck (plus labor)	\$ 60.00	hour
Snow Plow (plus labor)	\$ 90.00	hour
Lighted X	\$ 240.00	day
Light Tower	\$ 180.00	day
Small Aircraft Removal Dolly	\$ 120.00	day
Cores	\$ 50.00	each
Keys	\$ 30.00	each
Maintenance Labor Rate*	\$ 75.00	hour

\*Minimum of 4 hours charged after regular business hours.

**Fire, Operations, and Police Department**

ARFF Apparatus for 1500 gal. or greater	\$ 250.00	hour
ARFF Apparatus for less than 1500 gal.	\$ 150.00	hour
Command, Police and Ops support vehicles	\$ 100.00	hour
Aircraft recovery dolly	\$ 150.00	day
Mutual Aid Agencies collected on their behalf		as incurred
Replacement charges for CHA equipment/supplies		as incurred

**Identification Badge Fees and Charges**

Badging Fee (Non-refundable)	\$	30.00
Fingerprinting Fee (Non-refundable)	\$	65.00
(Secured Area, Sterile Area and SIDA only)		
Airfield Vehicle Sticker	\$	30.00

Lost Badge Fee (if badge is not returned within 30 days)

1st Lost Badge Fee	\$	50.00
2nd Lost Badge Fee	\$	100.00
3rd Lost Badge Fee	\$	150.00 (with approval of CMAA)

**Additional Services**

Ground Handling		as quoted	
Airfield Escort Fee	\$	100.00	per person/per hour
Aircraft Cleaning		as quoted	

**15. Airport Facility Fees**

In order to recover the cost of use and cleaning the airport facility, CMAA will rent the following space within the facility based on the rates specified.

Lovell Room	\$175
Board Room	\$75
Training Room	\$75

**16. Maintenance Rate**

This rate will be charged to every tenant in need of maintenance assistance that includes but is not limited to leasehold maintenance and upkeep and maintenance of ground support equipment. All work performed outside of the normal operating hours of 7:00 am to 3:30 pm, Monday through Friday, excluding holidays will be considered a call-in and will be billed a minimum of four hours of time.

Hourly Rate	\$75.00
-------------	---------

**17. Administrative Fee**

All requests for review and approval submitted to CMAA in accordance with an agreement will require payment of a \$50 administrative fee at the time of submission to CMAA.

**INSURANCE REQUIREMENTS**  
**COMMERCIAL AIRLINES**

<b>Workers' Compensation</b>	
<b>Coverage</b>	<b>Minimum Limits</b>
Workers' Compensation	Statutory coverage for the State Tennessee
Employer's Liability	\$1,000,000
<b>Comprehensive Airline Liability</b>	
<b>Coverage</b>	<b>Minimum Limits</b>
Commercial/Comprehensive General Liability and Aircraft Liability Bodily Injury and Property Damage to Third Parties Passenger Liability Personal Injury and Advertising Injury Liability Contractual Liability Passengers' Checked and Unchecked Baggage Liability Premises, Operations, Independent Contractors, Products-Completed Operations Liability Hangarkeepers Legal Liability Liquor Liability Terrorism or War Risk (If available from the government)	Limits based on aircraft size specified below.
*Policy shall not exclude Explosion, Collapse and Underground Property Damage Liability Coverage	
Cargo Legal Liability	Less than 60,000 lbs. - \$50,000,000 More than 60,000 lbs. - \$200,000,000
Passenger Airlines with 20 seats or less	\$50,000,000
Passenger Airlines with 21 to 60 seats	\$100,000,000
Passenger Airlines with 60 seats or more	\$200,000,000

<b>Automobile Liability Insurance</b>	
<b>Coverage</b>	<b>Limits</b>
Automobile Liability (Including owned, non-owned and hired automobiles, trucks and trailers)	\$25,000,000 minimum single limit
Mobile Equipment (includes coverage for mobile or other ground vehicle equipment including but not limited to baggage, tugs, aircraft pushback tugs, provisioning trucks, air stair trucks, belt loaders, and any auto)	\$25,000,000 per occurrence
<b>Environmental Liability</b>	
<b>Coverage</b>	<b>Limits</b>
Environmental Liability (Includes coverage for sudden and accidental pollution, clean-up costs or to the extent not prohibited by applicable law)	\$10,000,000
<b>General Requirements</b>	
<b>Proof of Coverage</b> - Each Airline shall provide the Authority with a certificate of insurance annually.	
<b>Financial Strength</b> - Such insurance shall be placed with one or more companies with an AM Best rating of A- or better, and financial size rating of VI or better.	
<b>Waiver of Subrogation</b> - Policy should include a Waiver of Subrogation in favor of Chattanooga Metropolitan Airport Authority (“Authority”) and Chattanooga Metropolitan Airport (“Airport”).	
<b>Indemnification</b> - All insurance policies shall contain indemnification and hold harmless language that covers the Authority, Airport and its employees and commissioners, as additional insured with respect to liability arising from activities performed by or on behalf of the Airline.	
<b>Cancellation Requirements</b> - All policies shall contain a provision that the coverage may not be cancelled or materially changed without first giving Authority not less than thirty (30) days prior written notice.	



## FIXED BASE OPERATORS

<b>Workers' Compensation</b>	
<b>Coverage</b>	<b>Minimum Limits</b>
Workers' Compensation	Statutory coverage for the State Tennessee
Employer's Liability	\$1,000,000
<b>Airport Liability</b>	
<b>Combined Single Limit</b>	<b>Minimum Limits</b>
General Liability (Including Premises and Property Damage)	\$10,000,000
Aircraft Liability	\$10,000,000
Products-Completed Operations Liability	\$10,000,000
Hangarkeepers Limit	\$10,000,000
<b>Automobile Liability Insurance</b>	
<b>Coverage</b>	<b>Limits</b>
Automobile Liability (Including owned, non-owned and hired automobiles, trucks and trailers)	\$10,000,000 minimum single limit
<b>General Requirements</b>	
<b>Proof of Coverage</b> - Each Airline shall provide the Authority with a certificate of insurance annually.	
<b>Financial Strength</b> - Such insurance shall be placed with one or more companies with an AM Best rating of A- or better, and financial size rating of VI or better.	
<b>Waiver of Subrogation</b> - Policy should include a Waiver of Subrogation in favor of Chattanooga Metropolitan Airport Authority ("Authority") and Chattanooga Metropolitan Airport ("Airport").	
<b>Indemnification</b> - All insurance policies shall contain indemnification and hold harmless language that covers the Authority, Airport and its employees and commissioners, as additional insured with respect to liability arising from activities performed by or on behalf of the Airline.	
<b>Cancellation Requirements</b> - All policies shall contain a provision that the coverage may not be cancelled or materially changed without first giving Authority not less than thirty (30) days prior written notice.	

## SPECIALIZED AVIATION SERVICE OPERATOR

<b>Workers' Compensation</b>	
<b>Coverage</b>	<b>Minimum Limits</b>
Workers' Compensation	Statutory coverage for the State Tennessee
Employer's Liability	\$1,000,000
<b>Airport Liability</b>	
<b>Charter Operation Limits</b>	<b>Minimum Limits</b>
General Liability (Including Premises and Property Damage)	\$2,000,000 CSL
Aircraft Liability	\$2,000,000 CSL
Products-Completed Operations Liability	\$2,000,000 CSL
<b>Flight Training and Rental Operation Limits</b>	\$1,000,000 CSL
General Liability (Including Premises and Property Damage)	\$1,000,000 CSL
Aircraft Liability	\$1,000,000 CSL
Products-Completed Operations Liability	\$1,000,000 CSL
<b>Automobile Liability Insurance</b>	
<b>Coverage</b>	<b>Limits</b>
Automobile Liability (Including owned, non-owned and hired automobiles, trucks and trailers)	\$10,000,000 minimum single limit
<b>General Requirements</b>	
<b>Proof of Coverage</b> - Each Airline shall provide the Authority with a certificate of insurance annually.	
<b>Financial Strength</b> - Such insurance shall be placed with one or more companies with an AM Best rating of A- or better, and financial size rating of VI or better.	
<b>Waiver of Subrogation</b> - Policy should include a Waiver of Subrogation in favor of Chattanooga Metropolitan Airport Authority ("Authority") and Chattanooga Metropolitan Airport ("Airport").	
<b>Indemnification</b> - All insurance policies shall contain indemnification and hold harmless language that covers the Authority, Airport and its employees and commissioners, as additional insured with respect to liability arising from activities performed by or on behalf of the Airline.	
<b>Cancellation Requirements</b> - All policies shall contain a provision that the coverage may not be cancelled or materially changed without first giving Authority not less than thirty (30) days prior written notice.	