

TULSA AIRPORTS IMPROVEMENT TRUST

Schedule of Rates, Fees and Charges

All rates, fees and charges not otherwise specified in an agreement, contract or sublease, shall be as follows:
(all changes in **bold**)

FY 24-25	FY 25-26
Revised August 8, 2024	Revised 08/14/25 & 12/11/25

A. LAND (per annum):

FBO, commercial and corporate hangars	11% of value	11% of value
Large tract aeronautical developments (3rd Party)	8% of value	8% of value
Land options	60% of rental rates	60% of rental rates
Agricultural	per bid	per bid

B. FACILITIES - TERMINAL AND CARGO:

Signatory - class 1 space	\$125.18	\$133.30
Signatory - class 2 space	\$93.88	\$99.98
Signatory - class 3 space	\$62.59	\$66.65
Signatory - class 4 space	\$31.29	\$33.33
Signatory joint use:		

Baggage system (class 3 space)	\$62.59	\$66.65
Baggage claim (class 2 space)	\$93.88	\$99.98

*(includes rights to remote a/c parking boxes)

Non-signatory - class 1 space	\$156.48	\$166.63
Non-signatory - class 2 space	\$117.35	\$124.98
Non-signatory - class 3 space	\$78.24	\$83.31
Non-signatory - class 4 space	\$39.11	\$41.66

Non-signatory - joint use:		
Baggage system (class 3 space)	\$78.24	\$83.31
Checkpoint	\$117.35	\$124.98
Baggage claim (class 2 space)	\$117.35	\$124.98

Per turn charge for common use gatehold/apron - signatory	\$230.00	\$240.00
Per turn charge for common use gatehold/apron - non-signatory *	\$470.00	\$510.00

* (includes ticket counter)		
Jet bridge maintenance fee -signatory	\$600.00/month/bridge	\$600.00/month/bridge

Cargo facilities

Building (with airfield access)	\$10.00 psfpay	\$10.00 psfpay
Building (short-term, no airfield access)	fair value	fair value

Nonscheduled, non-licensed air carriers (use of terminal)	\$ 2.00/enplanement/deplanement	\$ 2.00/enplanement/deplanement
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Other building space	airline rates	airline rates
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Non-airline office/retail space in airline passenger terminal	airline rates	airline rates
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Public area use for commercial purposes	negotiated	negotiated
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C. LANDING FEES (per 1,000lbs of GMLW):

Signatory air carrier	\$3.72	\$3.67
Non-signatory air carrier	\$4.65	\$4.59

D. FUEL FLOWAGE FEE:

\$0.10/gal	\$0.10/gal
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E. AIRCRAFT PARKING FEE:

Signatory - concourse aircraft	included in rates	included in rates
Remote aircraft parking	\$40/1,000lbs/day	\$40/1,000lbs/day
Cargo aircraft parking (ramp) - non-signatory only	\$40/1,000lbs/day	\$40/1,000lbs/day
Signatory -cargo apron equipment parking	\$1.00 psfpy	\$1.00 psfpy
Non-signatory -cargo apron equipment parking	\$1.25 psfpy	\$1.25 psfpy
North development area parking	\$.10/1,000lbs/day	\$.10/1,000lbs/day
Military aircraft parking	\$.40/1,000lbs/day	\$.40/1,000lbs/day

F. AUTOMOTIVE PARKING:

Garage	\$2.00/hour (1st 30 min \$1.00)	\$2.00/hour (1st 30 min \$1.00)
Shuttle	\$14.00/day maximum	\$15.00/day maximum
Valet parking charge	\$9.00/day maximum	\$9.00/day maximum
Valet monthly parking	\$20.00/day -plus tax	\$25.00/day -plus tax
Reserved covered parking - nonspecific space	\$500/month	\$600/month
Reserved covered parking - specific space	\$275/month/sp	\$350/month/sp
Tire lock removal charge	\$500.00/month	\$600.00/month
Unauthorized parking penalty	\$35.00	\$35.00
Taxicab charge	\$35.00/day	\$35.00/day
Signatory - vehicular parking	\$2.00/pick-up	\$2.00/pick-up
Non-Signatory - vehicular parking (lot A and lot B)	\$15.00/month/employee	\$15.00/month/employee
Non-Signatory - vehicular parking (employee lot A only)	\$22.50/month/employee	\$22.50/month/employee
Parking card replacement fee	\$15.00/month/employee	\$15.00/month/employee
Airfield vehicle parking tag replacement	\$10.00	\$10.00
Discounts and promotional rates	\$100/occurrence	\$100/occurrence
Use of parking garage EV charging stations (effective 09/01/25)	director approved	director approved
		\$0.35 per KWH

G. MISCELLANEOUS FEES:

Administrative fee (contracts administration) *	\$500.00	\$500.00
Legal expense reimbursement *	actual cost	actual cost

Tenant construction and alteration application fee	15% of construction alternation cost not-to exceed \$250.00	15% of construction alternation cost not-to exceed \$250.00
Finance charge on past due invoices	18%/year	18%/year
Returned check fee	\$25.00	\$25.00
Wireless internet tenant IP address	cost + 25%	cost + 25%
Other	cost + 15%	cost + 15%
Maintenance rate for outside work	\$75.00/employee/hour	\$75.00/employee/hour

H. CONFERENCE ROOMS RENTAL:

1 hour	\$50.00/hour	\$50.00/hour
Half Day (4 hours)	\$200.00	\$200.00
Full Day (8 hours)	\$400.00	\$400.00

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I. SECURITY BADGE & FINGERPRINTING:

Initial issue of security badge (includes fingerprinting)		
SIDA & sterile badges (new and renewal)	\$60.00	
New SIDA/sterile badge		\$75.00
One year badge renewal (required for movement area certification)		\$45.00
AOA badges (new and renewal)	\$30.00	
New AOA badge		\$50.00
Three year badge renewal		\$115.00
Replacement of security badge (for damaged badges)	\$15.00	\$15.00
Non-returned terminated/expired badge	\$100.00	\$100.00
Contractor deposit for each badge	\$100.00	\$100.00
Authorized Security Coordinators - Failure to report	\$200.00	\$200.00

Three Strike Policy:

Lost Badges: (strike cost + \$15 replacement fee)		
1st	\$65.00	\$65.00
2nd	\$115.00	\$115.00
3rd	\$200.00	\$200.00

Badge Violation:

1st	\$50.00	\$50.00
2nd	\$100.00	\$100.00
3rd	\$200.00	\$200.00

J. MOVEMENT AREA AND SIDA COMPANY VIOLATIONS:

1st	\$1,000.00	\$1,000.00
2nd	\$2,500.00	\$2,500.00
3rd (cap)	\$5,000.00	\$5,000.00

K OPERATIONS SERVICE EEE

RENTAL CAR CHARGES:

NON-GROUND TRANSPORTATION 66 (1) MARCH 2013

GROUND TRANSPORTATION -effective May 1, 2018		
Permit application/permit fee	annual \$50.00	annual \$50.00
Category A: Hotel/motel rate	\$.50 per hotel room/month	\$.50 per hotel room/month
Category B: Off airport parking trip rate	up to \$2.00 per trip	up to \$2.00 per trip
Category C: Limousine's & other commercial vehicles	\$50.00 per month	\$50.00 per month

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Tulsa Riverside Airport (RVS)

Existing Agreements based on implicit price deflator index (IPDI)

Aircraft hangar site - land only	\$0.367/sq. ft.	\$0.376/sq. ft.
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Commercial operator site - land only	\$0.415/sq. ft.	\$0.425/sq. ft.
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New Private Hangar or Commercial Hangar entered into after 12/01/2017

Based on consumer price index CPI (U)	\$0.444/sq. ft.	\$0.455/sq. ft.
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Other Land	11% of Value	11% of Value
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Administrative fee (contracts administration) *	\$500.00	\$500.00
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Legal expenses reimbursement *	actual cost	actual cost
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* (Annual license, sales of leasehold improvements, assignment, collateral assignment, release of lease, amendment or supplement to Agreement, or any other modification requested by operator requiring approval by TAIT).

Finance charge on past due invoices	18%/year	18%/year
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Fuel flowage fee	\$0.10/ gal	\$0.10/ gal
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Ramp tie down area	\$350/mo./block	\$350/mo./block
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Water/refuse charges	\$10/month	\$14/month
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Administrative fee for pooled insurance administration	\$21/participant lot/year	\$21/participant lot/year
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Other	cost + 15%	cost + 15%
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REQUIRED LEVELS OF INSURANCE FOR TENANTS (TUL & RVS)

GENERAL (AIRPORT) LIABILITY *

Air carrier (Signatory or Non-Signatory)	\$300,000,000	\$300,000,000
Cargo carrier (Signatory or Non-Signatory)	\$300,000,000	\$300,000,000
Cargo feeder	\$5,000,000	\$10,000,000.00
Cargo facility sublease	\$5,000,000	Commensurate with risk associated with the use of leased premises.
Any aircraft fueling operations on air carrier apron	\$10,000,000	\$10,000,000
FBO - TUL (for Lessees/licensees not fueling on air carrier apron)	\$3,000,000	\$3,000,000
FBO - RVS	\$2,000,000	\$2,000,000
Commercial aviation sublease or license (SASO) - TUL	\$1,000,000	\$1,000,000
Commercial aviation sublease or license (SASO) - RVS	\$1,000,000	\$1,000,000
Commercial building lessee - concessionaires (TUL)	\$2,000,000	\$2,000,000
Commercial building lessee - other (TUL)	\$1,000,000	Commensurate with risk
Commercial ground transportation providers	\$1,000,000	\$1,000,000
Private hangar land Sublease (RVS)	\$1,000,000	\$1,000,000
Agricultural, private, or commercial non-airfield land lease	\$250,000	Commensurate with risk
Other Entities licensed to do business at the Airport		Commensurate with risk associated with the use of licensed activity.

* The policy must include for bodily injury, property damage, products, completed operations, & personal injury from business activities for a single limit (occurrence/aggregate basis), and waiver of subrogation. Umbrella or excess policy may be used to satisfy per occurrence/aggregate limits.

May require a different level of minimum limits based upon use of subleased or licensed use of Airport.

AUTO LIABILITY*

Cargo feeder (if applicable)	\$3,000,000
	\$3,000,000

Commensurate with risk associated with the use of leased premises.

* Commercial Auto Liability insurance is required for all airport lessees and licensees with business vehicles on the Airport Premises, at the minimum Oklahoma statutory limits on a hired or non-hired basis, or if applicable commensurate with risk associate with the use of the leased or licensed premises.

WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

per state statutes

per Oklahoma statutes