

# Walla Walla Regional Airport Minimum Rate & Charge Guidelines Land Lease Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

Location	Description	Current Rate	Jan. 2023	Last Rent Adjustment Date
Improved Land:	<b>SCHEDULE A</b> (Land served by water and/or sewer)		3%	

### Small Parcel Development (0 - .99 acres)

	\$0.266 sq.ft./yr.	<b>\$0.274</b>	Jan-23
Plus Washington State Leasehold Tax. Currently established at 12.84%.			

Examples:

Acres	Sq.Ft.	Current Rate	Draft Rate
1/4 acre	10,890	\$241.40 per mth.	\$248.64 per mth.

### Mid-Size Parcel Development (1 acre to 2.99 acres)

	25% Reduction off of Small Parcel Development Rate \$0.199 sq.ft./yr.	<b>\$0.205</b>	Jan-23
Plus Washington State Leasehold Tax. Currently established at 12.84%.			

Examples:

Acres	Sq.Ft.	Sq.Ft./Yr.	Current Rate	Draft Rate
1 acre	43,560	\$0.199	\$722.37 per mth.	\$745.91 per mth.

### Large-Size Parcel Development (3 acre to 4.99 acres)

	50% Reduction off of Small Parcel Development Rate \$0.133 sq.ft./yr.	<b>\$0.137</b>	Jan-23
Plus Washington State Leasehold Tax. Currently established at 12.84%.			

Examples:

Acres	Sq.Ft.	Sq.Ft./Yr.	Current Rate	Draft Rate
3 acres	130,680	\$0.133	\$1,448.37 per mth.	\$1,491.821 per mth.

### \*\*Extra-Large Size Parcel Development (5 Plus Acres)

	75% Reduction off of Small Parcel Development Rate \$0.066 sq.ft./yr.	<b>\$0.068</b>	Jan-23
Plus Washington State Leasehold Tax. Currently established at 12.84%.			

Examples:

Acres	Sq.Ft.	Sq.Ft./Yr.	Current Rate	Draft Rate
5	217,800	\$0.066	\$1,197.90 per mth.	\$1,243.184 per mth.

\*\* To qualify for this rate, private investment must exceed \$250,000 within three (3) years from the date the lease is signed. If not, the lease rate commencing Year 4 will be based on Large Size Parcel.

# Walla Walla Regional Airport Rate & Charge Guidelines

## Land Lease Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

Location	Description	Previous Rate	2023 Rate	Last Rent Adjustment Date
----------	-------------	---------------	-----------	---------------------------

**SCHEDULE B** (Improved land with no utility service in use) **3%**

	\$0.213	sq.ft./yr.	<b>\$0.219</b>	sq.ft./yr.	Jan-23
Plus Washington State Leasehold Tax. Currently established at 12.84%.					

Examples:

Acres	Sq.Ft.	Rate			
1/4 acre	10,890	\$193.30	per mth.	\$199.10	per mth.
1/2 acre	21,780	\$386.60	per mth.	\$398.19	per mth.
3/4 acre	32,670	\$579.89	per mth.	\$597.29	per mth.
1 acre	43,560	\$773.19	per mth.	\$796.39	per mth.

**Unimproved Land: SCHEDULE C** (Land adjacent to existing airport owned buildings available for lease by occupying tenants)

\*\*Port Commission may consider a discounted rate for more than three (3) acres. **3%**

	\$0.106	sq.ft./yr.	<b>\$0.109</b>	sq.ft./yr.	Jan-23
Plus Washington State Leasehold Tax. Currently established at 12.84%.					

Examples:

Acres	Sq.Ft.	Rate			
1/4 acre	10,890	\$96.20	per mth.	\$99.08	per mth.
1/2 acre	21,780	\$192.39	per mth.	\$198.16	per mth.
3/4 acre	32,670	\$288.59	per mth.	\$297.24	per mth.
1 acre	43,560	\$384.78	per mth.	\$396.32	per mth.

**SCHEDULE D** (Land used for agricultural research purposes)

Flat Rate	Jan-23
Plus WA ST L/H Tax 12.84%	

\*\*Does not include airport farm leases.

\*\*Port Commission may consider a discounted rate for more than five (5) acres.

**3%**

Acres	Rate			
Up to 1/4 acre	\$26.64	per mth.	<b>\$27.44</b>	per mth.
1/4 - 1/2 acre	\$37.29	per mth.	<b>\$38.41</b>	per mth.
1/2 - 3/4 acre	\$47.95	per mth.	<b>\$49.39</b>	per mth.
3/4 - 0.99 acre	\$58.60	per mth.	<b>\$60.36</b>	per mth.
1 acre +	\$69.26	per mth.	<b>\$71.34</b>	per mth.