

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	2024 Rate	2025 Rates	Last Rent Adjustment Date
Improved Land:	SCHEDULE A (Land served by water and/or sewer)		3%	

Small Parcel Development (0 - .99 acres)				
		\$0.282	sq.ft./yr.	Jan-25
		\$0.290		
		sqft./yr.		
Plus Washington State Leasehold Tax. Currently established at 12.84%.				
Examples:				
Acres	Sq.Ft.	2024 Sq.Ft./Yr.	Previous Rate	2025 Rate
1/4 acre	10,890	\$0.282	\$255.92 per mth.	\$263.59 per mth.

Mid-Size Parcel Development (1 acre to 2.99 acres)				
		25% Reduction off of Small Parcel Development Rate		Jan-25
		\$0.212	sq.ft./yr.	Jan-25
		\$0.218		
		sqft./yr.		
Plus Washington State Leasehold Tax. Currently established at 12.84%.				
Examples:				
Acres	Sq.Ft.	2024 Sq.Ft./Yr.	Previous Rate	2025 Rate
1 acre	43,560	\$0.212	\$769.56 per mth.	\$790.78 per mth.

Large-Size Parcel Development (3 acre to 4.99 acres)				
		50% Reduction off of Small Parcel Development Rate		Jan-25
		\$0.141	sq.ft./yr.	Jan-25
		\$0.145		
		sqft./yr.		
Plus Washington State Leasehold Tax. Currently established at 12.84%.				
Examples:				
Acres	Sq.Ft.	2024 Sq.Ft./Yr.	Previous Rate	2025 Rate
3 acres	130,680	\$0.141	\$1,535.49 per mth.	\$1,581.55 per mth.

**Extra-Large Size Parcel Development (5 Plus Acres)				
		75% Reduction off of Small Parcel Development Rate		Jan-25
		\$0.071	sq.ft./yr.	Jan-25
		\$0.073		
		sqft./yr.		
Plus Washington State Leasehold Tax. Currently established at 12.84%.				
Examples:				
Acres	Sq.Ft.	2024 Sq.Ft./Yr.	Previous Rate	2025 Rate
5	217,800	\$0.071	\$1,288.65 per mth.	\$1,317.96 per mth.

** To qualify for the Extra-Large rate, private investment must exceed \$500,000 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.

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Location	Description	2024 Rate	2025 Rates	Last Rent Adjustment Date
Improved Land:	SCHEDULE B (Land with no utility service in use)		3%	

	\$0.226	sq.ft./yr.	\$0.233	sq.ft./yr.	Jan-25
Plus Washington State Leasehold Tax. Currently established at 12.84%.					

Examples:

<u>Acres</u>	<u>Sq.Ft.</u>		<u>2024 Rate</u>		<u>2025 Rate</u>		
1/4 acre	10,890		\$205.10	per mth.	\$211.25	per mth.	
1/2 acre	21,780		\$410.19	per mth.	\$422.50	per mth.	
3/4 acre	32,670		\$615.29	per mth.	\$633.74	per mth.	
1 acre	43,560		\$820.38	per mth.	\$844.99	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%

	\$0.112	sq.ft./yr.	\$0.115	sq.ft./yr.	Jan-25
Plus Washington State Leasehold Tax. Currently established at 12.84%.					

Examples:

<u>Acres</u>	<u>Sq.Ft.</u>		<u>2024 Rate</u>		<u>2025 Rate</u>		
1/4 acre	10,890		\$101.64	per mth.	\$104.69	per mth.	
1/2 acre	21,780		\$203.28	per mth.	\$209.38	per mth.	
3/4 acre	32,670		\$304.92	per mth.	\$314.07	per mth.	
1 acre	43,560		\$406.56	per mth.	\$418.76	per mth.	

SCHEDULE D (Land used for agricultural research purposes - Does not include farm leases)

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

3%

	Flat Rate	per mth.	Flat Rate	per mth.	Jan-25
Plus Washington State Leasehold Tax. Currently established at 12.84%.					

<u>Acres</u>		<u>2024 Rate</u>		<u>2025 Rate</u>		
Up to 1/4 acre		\$28.26	per mth.	\$29.11	per mth.	
1/4 - 1/2 acre		\$39.56	per mth.	\$40.75	per mth.	
1/2 - 3/4 acre		\$50.87	per mth.	\$52.40	per mth.	
3/4 - 0.99 acre		\$62.17	per mth.	\$64.04	per mth.	
1 acre +		\$73.48	per mth.	\$75.68	per mth.	