

Airport Compliance

Question and Answer

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Federal Aviation
Administration



Regional Compliance Team

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Audience Pop Quiz

- **Located on land acquired with federal assistance**
- **Located on land that is designated for aeronautical use on the ALP**
- **Tenant is paying an “aeronautical” rate**



Audience Pop Quiz



Audience Pop Quiz



Audience Pop Quiz





Defending the potential complaint

- **Uniformity**
- **Articulate the dissimilar – Unjust vs. Just**
- **Defend/Define “reasonable”**
- **Documentation**
- **Great Leases and minimum standards, minimum standards, minimum standards, minimum standards**
- **How would I treat a request from another tenant?**
- **Do I still have the power I need?**



Hangar Use Policy

- **Primary Purpose of a hangar is aircraft storage**
- **Sponsor can be restrictive on hangar storage policy**
- **Substantial Nonaeronautical storage is contrary to the ALP and Revenue Use**
- **No residential use**
- **Nonaeronautical use of hangars requires FAA approval**



Hangar Use Policy

- **Operation of a non-aeronautical business, e.g., limo service, car and motorcycle storage, storage of inventory, non-aeronautical business office.**
- **Activities which impede the movement of the aircraft in and out of the hangar or other aeronautical contents of the hangar.**
- **Activities which displace the aeronautical contents of the hangar or impede access to aircraft or other aeronautical contents of the hangar.**
- **Storage of household items that could be stored in commercial storage facilities.**
- **Long-term storage of derelict aircraft and parts.**
- **Storage of inventory or equipment supporting a municipal agency function unrelated to the aeronautical use**



Non-Sponsor Airport Development

- **Condo hangar associations**
- **On-airport master development**
- **TTF Developments**



Non-Sponsor Airport Development

- **Exclusive rights**
- **Land banking - unreasonable development schedule**
- **Excessive lease terms lengths**
- **Airport access – economic discrimination**
- **Loss of rights and powers**
- **ALP consistency**
- **Fee structure (GA#22, #24, #25)**



Non-Sponsor Airport Development

- **RFP, smaller development units**
- **No first rights of refusal**
- **Strategy for accommodating multiple large scale developments, and accommodating single hangar development**
- **Lease terms that are based on amortizing investment –**
- **Build out schedule**
- **Strategy for maintaining control of tenants**



Non-Sponsor Airport Development

- **Specific development plans that mirror master planning and the ALP**
- **Solid methodology for rates and charges that are directly in line with FAA Policy**



Q and A



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Draft FAA Policy Regarding Processing Land Use Changes on Federally Acquired or Federally Conveyed Airport Land



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Policy statement includes definitions of:

- **Aeronautical Use**
- **Airport Purpose**
- **Non-Aeronautical Use**
- **Mixed Use**
- **Release**
- **Letter of Approval or Consent**

