TENANT DIRECTIVE

Tenant Directive No.: BWI 401.1
Distribution List: BWI A
Effective Date: July 1, 2026

Original Date: March 1, 2026
Revised: May 26, 2026

Approved by: Gregory W. Soltz
Director, Office of Airport Operations

Date: 5/26/2026

STANDARD RATES AND FEES AT BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL (BWI MARSHALL) AIRPORT

Purpose

The purpose of this Directive is to publish the Standard Rates and Fees for FY 2027.

Reference(s)

Summary of changes. All sections have changes, except for Section F Passenger Facility Charges.

Scope

Unless otherwise stated, all rates and fees are subject to adjustment on July 1 of each year. The Maryland Aviation Administration (MAA) may also implement a mid-year adjustment. It is the MAA's policy that space is leased in an "as is" condition. Improvements or modifications of leasehold areas to accommodate the special needs of tenants will not be undertaken at the Administration's expense.

This Directive supersedes BWI Marshall Airport Tenant Directive 401.1 dated March 1, 2026. **The rates in this Directive are effective July 1, 2026.**

Definitions

See page 7

Responsible Party:

Office of Commercial Management
410-859-7845
MAAOCM@bwiairport.com

DIRECTIVE

I. Directive Statement

A. Landing Fees

Aircraft	Fee per 1,000 lbs.	Minimum Fee
Signatory Airline	$5.06	N/A
Non-Signatory with Agreement	$6.33	N/A
Itinerant without Agreement	$8.40	N/A
General Aviation	$6.73	$71.00

NOTE: Landing Fees are based on Federal Aviation Administration (FAA) Certificated Maximum Gross Landing Weight (MGLW) as established by the PASSUR Landing Fee Management Program. Based aircraft are exempt from landing fees whenever such aircraft are not used for revenue-producing purposes.

B. Aircraft Parking Fees

Aircraft Size	Daily, with Agreement	Daily, without Agreement
Extra Small Aircraft (less than 40,000 lbs)	$80.00	$110.00
Small Aircraft (40,000 – less than 80,000 lbs)	$150.00	$200.00
Medium Aircraft (80,000 - 300,000 lbs)	$180.00	$240.00
Large Aircraft (more than 300,000 lbs)	$260.00	$350.00

NOTE: There is a three-hour grace period before parking fees are charged. The parking fee is applied after three hours and for each 24-hour block time of occupancy at a gate or hardstand position. Aircraft parking fees are reset after each departure.

	Signatory Airline	Without Agreement
Aircraft Parking Rental Rate	$52,560	N/A

NOTE: Aircraft Parking Rental rates may be paid by Signatory Airlines annually for its Passenger Terminal Apron Areas associated with their preferential - use boarding facilities in lieu of the Aircraft parking fees posted above.

C. Airline Space Rental

Space	Signatory Airline per square foot per annum (psfpa)	Non-Signatory Airline psfpa
Ticket counter	$278.24	$347.80
Ticket counter kiosk	$208.68	$260.85
Passenger holdroom	$208.68	$260.85
Office with public access	$208.68	$260.85
Office with restricted access	$166.94	$208.68
Operations – air-conditioned	$166.94	$208.68
Commuter terminal holdroom	$166.94	$208.68
Operations - unfinished non-a/c	$139.12	$173.90
Bag makeup - unfinished non-a/c	$139.12	$173.90
Curbside check-in	$139.12	$173.90
Ticket counter queuing	$55.65	$69.56

D. Baggage Claim – Non-FIS Deplaned Passenger and Pre-Cleared International

	Signatory Airline	Non-Signatory & Without Agreement
80%	$2.27 per non-FIS deplaned passenger	$2.84 per non-FIS deplaned passenger
20%	$58,813 per Signatory Domestic Passenger Airlines	N/A

NOTE:
1) Federal Inspection Service (FIS).
2) The Baggage Claim Area Use Fees are charged monthly for the cost of providing Baggage Claim services at the Airport. Eighty percent (80%) is recovered based on deplaned destination passengers on flights using non-FIS baggage claim.

E. Boarding Device Fees

	Signatory Airline	Without Agreement
Boarding Devices – Preferential Use	$4,065.00 monthly	N/A

F. Passenger Facility Charges - $4.50 collected (14 CFR Part 158)

G. International FIS Fees

	With Agreement	Without Agreement
FIS Fee	$9.00 per deplaned passenger	$11.00 per deplaned passenger

NOTE: The FIS Area Fee is assessed to air carriers that have deplaned passengers using the FIS facilities.

H. Common Use

	With Agreement	Without Agreement
Ticket Counter (CUTE) (per position)	$40.00 per hour, prorated in 20-minute increments	$50.00 per hour, prorated in 20-minute increments
CUTE Kiosk Use (with non-CUTE ticket counter)	$30.00 per departure	N/A
Boarding Device – FIS Arrivals Only	$70.00 per arrival	$90.00 per arrival
Outbound Baggage without CUTE ticket counter (per departure)	$205.00 per departure	$255.00 per departure
CUTE Equipment Use at leased gate	$1,900.00 per month*	N/A
CUTE Equipment Use at leased ticket counter	$950.00 per month per position*	N/A

* Per month for any leased gate or ticket counter position that has MAA installed CUTE equipment but is leased preferentially by an airline.

NOTE: Common Use Terminal Equipment (CUTE)

I. Common Use Holdroom Fees

	With Agreement	Without Agreement
Commuter terminal with no boarding device	$130.00	$165.00
Aircraft with 99 seats or less and boarding device	$260.00	$325.00
Aircraft with 100 to 199 seats and boarding device	$515.00	$645.00
Aircraft with 200 seats or more and boarding device	$775.00	$970.00

NOTE:
1) Covers per turn, departure, or non-FIS Arrivals.
2) If parking longer than three hours, aircraft parking fees (Section B) apply in addition to the holdroom fee.

J. Non-Airline Passenger Terminal Fees

Space	Rate psfpa
Public counter/kiosk	$283.00
Shop space – unfinished	$214.00
Office with public access	$214.00
Office with restricted access	$172.00
Operations air-conditioned	$172.00
Storage/operations unfinished non-air-conditioned	$144.00
Public queuing space	$61.00

K. Miscellaneous Fees

	Space	Fee
1.	Elm Road Air Cargo Building Non-air-conditioned warehouse space Air-conditioned office space Truck parking/ramp space/ground rent	 $14.39 psfpa $20.87psfpa $1.66 psfpa
2.	Ground Handling Fee From companies having agreements with the MAA that grant those companies the right to provide ground handling and other technical services to tenant and non-tenant airlines at the Airport.	5% of gross revenue
3.	Airfield Ramp Space	$1.66 psfpa
4.	Filming Location Fee Movie companies, television shows, etc., which are filmed on Airport property[1] Application Fee Crew/Staff Size 1 - 5 People 5 - 15 People More than 15 People Additional Airport Labor/Staff Up to 8 hours (reg pay) More than 8 hours (OT pay) Airport Police Additional Fees Runway Access Apron Access Taxiway Access ATCT Coordination Terminal Building Fee Ancillary Space Rental Fee	 $400.00 $675.00 / hr $1,800.00 / hr $2,900.00 / hr $40.00 / hr per employee $65.00 / hr per employee $90.00 / hr per officer $1,225.00 / hr $235.00 / hr $650.00 / hr $260.00 / hr $300.00 / day $40.00 / sq ft.

[1] Requests to film must be negotiated with the MAA Office of Communications (410-859-7027). Location fees include location/property rental and electrical power and water if available. Any additional expenses incurred as a result of filming, as determined necessary by the MAA, will be reimbursed to the MAA. Such expenses may be necessary to ensure the safety, security, and smooth operation of the Airport. Compensation to the MAA employees required to work the filming over and above normal working hours will be reimbursed to the MAA.

	Space	Fee
5.	Fiber Optic Permit Fiber Optic Installation & Deinstallation Fee	$0.27 per linear foot of permitted fiber optic cable per annum - paid in lump sum for the term $675.00
6.	Special Event Fees[2]: Event Space Deposit Cleaning Fee (1 hour min.) Land Rental	 $600.00 $300.00 / hr $1.61 psfpa
7.	Art Gallery Rental[3] Art Gallery Rental Deposit Cleaning Fee (1 hour min.) Art Gallery 4 hours or less 4 to 8 hours Additional hours	 $600.00 $300.00 / hr $2,075.00 $4,160.00 $525.00 / hr
8.	Parking Lot Ground Rent Zone 1- Mathison Way/Overflow Lot #13/Pink Lot #14/ Midfield Lot #15 Zone 2 - Gold Lot #16 Zone 5 - Old ESP Lot A #5 and Old ESP Lot B #6 Zone 6 - Elkridge Landing Road Lot #9 and #10 Zone 9 - East Employee Lot #12 Zone 10 - West Employee Lot #11 Zone 11 - Amtrak Way Lot #22 *Zones 3, 4, and 8 are not for lease.* *All zones exclude utility costs. Utility costs are billed separately by MAA Accounting unless the customer separately meters.*	 $1.89 psfpa $1.27 psfpa $1.92 psfpa $2.07 psfpa $1.59 psfpa $1.23 psfpa $2.30 psfpa
9.	Ground Service Equipment Buildings Building Rental Land Rental	GSEB #123, 129, 134 $27.87 psfpa $1.50 psfpa
10.	Ground Transportation - per trip fee	$3.50 per trip inbound $3.50 per trip outbound

[2] Any direct expenses incurred by the MAA as a result of holding a special event will be reimbursed to the MAA. Such expenses may include, but are not limited to, labor, cost of supplies, materials, security, etc.

[3]Art Gallery rental requests for use must be made through the MAA Office of Customer Experience (410-859-7035).

II. Definitions

For the purposes of this Directive, the following words have the following meanings:

A. Itinerant without Agreement means carriers operating at BWI Marshall Airport without a written Agreement; invoiced by an approved BWI Marshall Airport Ground Handling Services company.

B. Non-Signatory with Agreement means carriers operating at BWI Marshall Airport with a written Agreement other than the Use and Lease Agreement; invoiced by the MAA.

C. Signatory Airline means an air transportation company operating at BWI Marshall Airport that has a fully executed Use and Lease Agreement with the MAA; invoiced by the MAA.

ADDITIONAL INFORMATION

Contact Information:

Director
Office of Commercial Management
410-859-7845
MAAOCM@bwiairport.com