

Schedule of Proprietary Type User Charges - Marine Terminal Effective 1/1/2026

MARINE TERMINAL CHARGES

Basic Rate	Port of Olympia Marine Terminal Tariff as published on the 28th of June, 2005 or as later amended (reference Terminal Tariff at https://seaport.portolympia.com/)
Other Rates	As negotiated with terminal customers

Schedule of Proprietary Type User Charges - Properties Effective 1/1/2026

PROPERTY LEASE CHARGES

Rents*	
Ground Rent – Airport Land-Aeronautical	\$0.48 per square foot per year
Ground Rent – Airport Land-Non-Aeronautical	Port Policy 1101 / Appraisal (Initial Ground Rent)
Ground Rent – Port Properties	Port Policy 1101 / Appraisal (Initial Ground Rent)
Ground Rent – Special Event, Temporary	Minimum \$350 per day (not to exceed 2 weeks). Beyond 2 weeks FMV of land /s.f.
Space Rent	Port Policy 1101 / Appraisal (Initial Space Rent)
Port Plaza Rental Charges	Non-Profit Organization -- \$350 per event
	Other -- \$600 per event (Minimum)
	Deposit -- \$250 required

Surety Requirements**	
Lease, over one year	One year rent plus leasehold excise tax plus CAM charges if applicable
Lease, one year or less	Three months rent plus leasehold excise tax plus CAM charges if applicable
Retail and/or Flex Space	Two months rent plus leasehold excise tax plus CAM charges if applicable

Service & Other Charges	
Labor, Maintenance & Other Services	90.00 per hour (2 hour minimum)
Holdover / CAM / Late Charges	Per lease agreement
Insurance	100% allocated premiums to Port
Keys	\$20 deposit per key
Lease Reinstatement	\$500
Lease Modification	\$650 or as stated within lease agreement
Fees & Taxes	100% imposed by other jurisdictions
Audit Fees	100% pass through of costs
Payments by Port for Tenant	100% pass through of costs
Interest Charges	Per lease agreement or 18% per annum
SEPA Appeal Fee	\$750

* All leases, other than those with tax exempt entities, are subject to leasehold excise tax.

** Surety waived for government/public agencies.