

# SECTION 51 - SUBMERGED LANDS LEASING RATES

## A. Standard Rental Rates

### Land Board Established

The following are standard rents and rental calculations for common submerged land leases. Rental rates were established and adopted by the Land Board ([November 19, 1997](#)).

### Commercial Marinas and Non-Navigational Businesses

Commercial marinas and non-navigational businesses will have a base rent of two hundred fifty dollars (\$250) per year and will be required to pay gross receipts according to the following schedule:

- public moorage - 3.75% gross receipts
- restaurants - 1.5% gross receipts
- ship's store - 1.0% gross receipts (excluding gasoline sales)

Gross receipt reports will typically be mailed along with the invoice for the forthcoming year and shall be submitted to the Department by April 1<sup>st</sup>.

### Private Moorage

Private moorage in commercial marinas will be charged 5% of the moorage rate used on comparable public moorage at the same facility.

### Float Homes - public

Float homes in public moorage at commercial marinas, or moored on privately owned lots outside a marina, are charged the greater of two hundred fifty dollars (\$250) per year or 3.75% of the moorage rate charged by the marina operator.

### Float Homes - private

Float homes in private moorage at a commercial marina are charged the greater of two hundred fifty dollars (\$250) per year or 5% of the moorage rate charged by the marina operator.

### Community Docks

Community docks with more than one thousand one hundred square feet (1,100) of decked surface area shall be charged 5% of the average moorage rate. The average moorage rate is determined from rates charged at commercial facilities in the same geographic area as the community dock. The size and type of moorage is factored into this determination. The rent is then calculated as follows:

- The commercial average moorage rate per slip is determined. If different sizes or types (e.g. covered or uncovered) of slips are present, then two or more different average moorage rates per slip may be determined for the community dock.
- Each average moorage rate per slip is multiplied by 5% to determine the \$/slip rental charge.
- For each slip category, the number of slips in that category is multiplied by the \$/slip rental charge.
- Other facilities, such as private boat ramps and swim areas, are charged \$250 for each facility.

A minimum base rent of two hundred fifty dollars (\$250) per year is charged if the moorage rent calculated above is less than two hundred fifty dollars (\$250).

The Area should compare the commercial moorage rates with existing average moorage rates on community docks at least every five years. This will spread out the rent increases between lease renewals. Commercial moorage rates are collected with annual gross receipts reports from lessees ([IDAPA 20.03.17.036](#)).

### **Single and Two-Family Docks**

Single-family and two-family docks larger than the standard requirements shall be charged two hundred fifty dollars (\$250) per year if the area determines a lease is needed ([IDAPA 20.03.17.025.11](#)).

### **Log Storage**

Log storage is charged one hundred fifty dollars (\$150) per acre or fraction thereof, or two hundred fifty dollars (\$250) per year, whichever is greater. Documented lake cleanup by the log company may be deducted from the total year's payment, but the payment cannot be less than two hundred fifty dollars (\$250) per year.

### **Swim Areas**

Swim areas at marinas or community docks are charged \$250.

### **Other Commercial Enterprises**

Boat sales and rentals, floating greens, and other commercial enterprises are charged 2% of gross receipts.

## B. Non-Standard Rental Rates

Rental for other uses can be determined by one of the following methods ([IDAPA 20.03.17.035.02](#)):

- A percentage of gross receipts.
- A percentage of the adjacent upland value, especially for non-navigational uses that could take place on the uplands.
- A rate negotiated between the department and the lessee.
- Other methods determined by the Department and approved by the State Board of Land Commissioners.