

**2022 Port of Brownsville Final Tariff
December 15, 2021 – Exhibit A**

1. The Port's Tariffs are its schedule of rates, charges and fees adopted pursuant to Title 53 of the RCW, including RCW 53.08.320. These tariffs are determined by the Commission to be reasonably necessary to effectuate the powers of the Port in relation to recovery of costs related to the provision, management and regulation of moorage services, boat ramp access, parking, storage, key deposit, utilities and other related services.
2. The Port of Brownsville Commission may review, change and adopt as often as necessary the Port tariff but at a minimum the Commission shall review the tariff annually in June at the start of the budget process. One method used to calculate changes is the Labor and Industries Consumer Price Index (CPI) for the Seattle, Tacoma and Bremerton area. Labor and Industries calculates and finalizes the current years Consumer Price Index (CPI) by June of the following year. i.e. (2021) CPI is finalized in June (2022). The fees listed will be reviewed during the budget process and if necessary, in January of each year the fees may be adjusted in accordance with the latest finalized Consumer Price Index (CPI) for the Seattle, Tacoma, and Bremerton area. i.e. 2022 moorage fees may be adjusted using the finalized CPI for 2021.
3. The rental of moorage slips FOR TENANTS THAT RESIDE IN THE PORT OF BROWNSVILLE PORT DISTRICT is \$5.40753 per foot of boat or slip for 20 and 24 foot slips; \$5.60753 per foot of boat or slip for 30 foot slips; \$5.80753 per foot of boat or slip for 34 foot slips; \$6.00753 per foot of boat or slip for 38 foot slips; \$6.20753 per foot of boat or slip for 40 foot slips; \$6.40753 per foot of boat or slip for all 45+ foot slips; whichever is larger, per month. The state leasehold excise tax, currently 12.84%, will be applied to this moorage as well as monthly utility and security fees as delineated in this document. *Winter moorage to be charged at same rate.
4. The rental of moorage slips FOR TENANTS THAT RESIDE OUTSIDE THE PORT OF BROWNSVILLE PORT DISTRICT is \$5.61483 per foot of boat or slip for 20 and 24 foot slips; \$5.82250 per foot of boat or slip for 30 foot slips; \$6.03017 per foot of boat or slip for 34 foot slips; \$6.23783 per foot of boat or slip for 38 foot slips; \$6.44550 per foot of boat or slip for 40 foot slips; \$6.65317 per foot of boat or slip for all 45+ foot slips; whichever is larger, per month. The state leasehold excise tax, currently 12.84%, will be applied to this moorage as well as monthly utility and security fees as delineated in this document. *See note A. *Winter moorage to be charged at same rate.
5. Boathouse moorage FOR MOORAGE TENANTS THAT RESIDE WITHIN THE PORT OF BROWNSVILLE PORT DISTRICT is \$0.48882 per square foot per month. The state leasehold excise tax, currently 12.84%, will be applied to this moorage as well as monthly utility and security fees as delineated in this document.
6. Boathouse moorage FOR MOORAGE TENANTS THAT RESIDE OUTSIDE THE PORT OF BROWNSVILLE PORT DISTRICT is \$0.50137 per square foot per month. The state leasehold excise tax, currently 12.84%, will be applied to this moorage as well as monthly utility and security fees as delineated in this document. *See note A.
7. Any vessels such as Catamarans or Trimarans, because of their excess width, that require end ties or exceptionally wide slips will be charged at the current boathouse moorage rate per square foot per

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month or by the linear length of the slip or boat, whichever is greater. The state leasehold excise tax, currently 12.84%, will be applied to this moorage.

8. Utilities (Electricity, Garbage, Water and Sewer) are provided at the Port of Brownsville and are an integral part of the moorage agreement entered into between the port and its customers, aka tenants. The Port and tenants determined that these services used by the customers constitute seventy-five percent (75%) of the total consumption plus an additional twenty percent (20%) surcharge to cover maintenance and upkeep, with the remaining twenty-five percent (25%) being used by the Port. Per State requirements the Port adds these charges as a separate line item to the tenants' invoices thus avoiding the requirement to charge leasehold excise tax for these services. The method to calculate seventy-five percent (75%) of the average annual amount paid by the Port for utilities will be divided by the total amount of linear footage taken up by the boats then divided by twelve thereby determining a per foot charge per month per linear foot for each utility. These charges are then added to the monthly statements as a line-item charge for each utility separate from the lease payment.
9. Where applicable, the state leasehold excise tax, currently 12.84% will be applied.
10. There will be an additional monthly charge for garbage, water and sewer which will be determined on a linear or square foot basis as appropriate based on the tariff fee for these utilities and will be added to the monthly statements as a line item charge for each utility.
11. The metered rate for the yacht club will be the current electrical rate being charged the port. There will be an additional monthly charge for garbage, water, sewer and security based on square footage of the rented space (1321 sq. ft.) and in accordance with the current lease.
12. The metered rate for the Deli will be the current electrical rate being charged the port. There will be an additional monthly charge for garbage, water, sewer and security based on the square footage of the rented space (1100 sq. ft.) and in accordance with the current lease.
13. Utility (electricity, garbage, water and sewer) fees for permanent tenants are as follows:
 - a. Electricity will be charged at \$0.56671 per foot of boat or slip, whichever is larger, per month. Boathouses will be charged at \$0.03174 per square foot per month.
 - b. Sewer will be charged at \$0.11523 per foot of boat or slip, whichever is larger, per month. Boathouses will be charged at \$0.00452 per square foot per month.
 - c. Water will be charged at \$0.05810 per foot of boat or slip, whichever is larger, per month. Boathouses will be charged at \$0.01567 per square foot per month.

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- d. Garbage will be charged at \$0.13204 per foot of boat or slip, whichever is larger, per month. Boathouses will be charged at \$0.00983 per square foot per month.

14. The metered rate for the Yacht Club and Deli is \$0.11619 per Kilowatt Hour.

If the rate for any utility (electricity, garbage, water and sewer) or utility tax increases, then the cost of the rate increase will be passed on to the Port tenants. Expected revenue from the rate increase will not exceed the estimated additional costs to the Port for these services. The Port will provide all tenants notification of a rate increase prior to increasing the rates.

15. Rental for guest moorage is \$1.50 per linear foot per day. Attachment (3) to this exhibit shows daily moorage fees for boats up to 100 feet.

16. Weekly rental for guest moorage is \$8.40 per lineal foot per day (calculated by multiplying the daily rate by 75% and multiplying by 7 (days) and rounded up.

17. The charge for utilities (electricity, garbage, water and sewer) for guest moorage is \$4.00 per day or \$21.00 per week.

18. Boat ramp fees are \$6.00 per launch. An annual pass is available for \$60.00. Disabled military veterans will be afforded a percentage discount for \$36.00 for an annual pass.

19. Commercial use ramp permit fee is \$198.00 per six-month period.

20. The camping fee for people arriving at the Port of Brownsville by human or wind-powered beachable watercraft (kayaks, etc.) is \$4.00 per person per day.

21. The parking fee for motor homes, camper trailers or similar is \$40.00 per day. The maximum stay is 5 days. Use of Port parking shall not be considered an RV park or storage or similar.

22. The rate for upland storage is \$80.00 per month. The state leasehold excise tax, currently 12.84%, will be applied to upland storage.

23. Denizen and tenant marina parking lot fees

- a. Vehicles, motor homes and boat trailers up to twenty-five (25') feet in length will be charged \$75.00 per month plus current state leasehold excise tax on applicable vehicle.
- b. Vehicles, motor homes and boat trailers twenty-five (25') feet to forty (40') feet will be charged \$150.00 per month plus current state leasehold excise tax on applicable vehicle.

Note: See Marina Rules and Regulations Section III, D-6

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24. Deposits are being retired and a new Key Fob procedure and Mail Box Key and Rental procedure is being implemented for 2021. Effective for 2021, each moorage agreement will include one Key Fob. Additional Key Fobs are available for purchase at \$15.00 each plus sales tax. Each moorage agreement will include an annual Key Fob annual reoccurring fee of \$25.00 plus any associated taxes.

Effective for 2021, each mail box will be converted to an annual mail box rental of \$35.00 plus any associated taxes. Each mail box rental will include one mail box key.

25. All fees are due by the first calendar day of the month preceding the service received. A 2% per month late fee will be assessed on all outstanding invoices for balances due past the 15th calendar day of the month.

26. Security Services are provided at the Port of Brownsville and the area used by the tenants constitutes seventy-five percent of the total area to be monitored by security whereas the buildings and grounds constitute twenty-five percent. Therefore, the Port has determined that the charges for security will be prorated with the tenants paying 75% and the Port paying 25%. Seventy-five percent of the average annual amount paid by the Port for security will be divided by the total amount of linear footage taken up by the boats then divided by twelve. Thereby determining a per foot charge per month per linear foot. The tenants' pro rata 75% will be added to their monthly statements as a line-item charge for security separate from the lease payment. The average annual amount paid for security will be divided by the number of users then divided by twelve. The tenants' pro rata 75% share will be added to their monthly statement as a line-item charge for security, separate from the lease payment.

a. Security will be charged at \$0.58953 per foot of boat or slip; whichever is larger, per month. Boathouses will be charged at \$0.03804 per square foot per month.

b. If the rate for security services increases, the cost of the rate increase will be passed on to the Port tenants in an across-the-board increase. Expected revenue from the across-the-board rate increase will not exceed the estimated additional costs to the Port for these services. The Port will provide all tenants notification of a rate increase thirty days prior to increasing the rates.

27. No more than ten percent of the marina moorage slips can be utilized as Liveaboard slips. Therefore the Liveaboard impact fee is determined by taking the actual total annual cost for utilities for the previous year (electricity, garbage, water and sewer) and security multiplied by 20% for maintenance and upkeep then divided by 32 (the current number of authorized Liveaboard slips) then divided by 12 to determine the monthly charge. Liveaboard moorage are not considered residential tenants of the Port and are not subject to the Landlord Tenant Act.

a. The Liveaboard impact fee is currently \$100.00 per month.

b. If the rate for any utility (electricity, garbage, water and sewer) or utility tax increases, the cost of the rate increase will be passed on to the Port liveaboard customers based on the above formula. The Port will provide all Liveaboard customers notification of a rate increase prior to increasing the rates.

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28. If a customer fails to keep and perform any of the terms or conditions set forth in the Ports Rules and Regulations or the Privately Owned Boathouse Specifications and Standards, the Port will notify the customer in writing describing the infraction. After ten (10) days from the date of the letter if there is not a satisfactory response, the Port may impose a daily monetary fee of \$15.00. If the customer fails to correct the infraction and / or fails to pay the imposed fee, the Port may, at its option, declare the customers' right to occupancy ended and proceed with termination per section VI paragraph E of the Ports Rules and Regulations or if necessary seize and sell the vessel or boathouse pursuant to RCW 53.08.320
29. The waiting list is a onetime non-refundable fee of \$35.00 + tax.
30. Recreational Vehicle (RV) sanitary holding tank dump fee is \$5.00 to Port tenants and Port constituents all others are \$10.00 per use. An annual pass can be obtained in the Port Office for \$100.00.
31. Bilge pump-out fee is \$170.00 per hour with a one-hour minimum plus applicable state and federal taxes.
32. Holding tank pump-out service provided by Ms. LaPew will be charged at \$5.00 plus applicable state and federal taxes.
33. Towing service fee is \$50.00 per tow (within the marina only) plus applicable state and federal taxes.
34. Towing service fee is \$140.00 per hour with a one hour minimum per tow (outside the marina) plus applicable state and federal taxes.
35. Tenant Services provided by staff will be charged at \$70.00 per hour. Service provided by Ms. Nug will be charged at \$250.00 per hour with a \$250.00 minimum plus applicable state and federal taxes.
36. Services in support of an interlocal agreement will be charged at \$70.00 per man hour.
37. Rental of Upper Park, Pavilion, or Upper Commons, if renter resides within the Port of Brownsville Port District or has a boat moorage rental agreement with the Port, the rental is \$25.00. If they maintain a residence outside the Port of Brownsville Port District, the rental fee will be \$65.00 plus applicable state and federal taxes, the Lighthouse Belvedere and the two picnic tables, one to the east and one to the west, have a rental fee of \$40.00 plus applicable state and federal taxes. Other than the Brownsville Lighthouse Belvedere, the waterfront picnic areas cannot be reserved.
38. Equipment rental: Badminton \$5.50; Frisbee golf \$11.00; Bocce Ball \$2.25; Frisbee Bottle Toss \$5.50; Horseshoes \$2.25. Rental cost for all the games is \$22.00 per day plus applicable state and federal taxes.
39. Portable Toilet rental for use in Upper Commons requires 14-day notice in advance and is \$180.00 per day per unit plus applicable taxes.

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40. Portable hand wash station for use in Upper Commons requires 14-day notice in advance and is \$65.00 per day per unit plus applicable state and federal taxes.
41. Rental of large barbeque grill (60" commercial) is \$55.00 per day plus applicable state and federal taxes. This rental includes propane and cleaning by Port Staff.
42. Rental of Patio Heaters in the pavilion is \$25.00 per day plus applicable state and federal taxes. This rental includes propane.
43. The price for gasoline, diesel fuel, and propane will be \$0.41 per gallon higher than the receiving price plus applicable state and federal taxes. An additional 10% of the receiving price will be added to the sale price for gasoline, diesel, and propane.
44. The price for oil, lubricants, absorbents, fuel additives, etc. will be cost, plus 33.75%, plus applicable state and federal taxes.
45. Public Records Request Fee Schedule
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|---|-----------------|
| a. Black and white photocopies | \$0.15 per page |
| b. Double sided black and white photocopies | \$0.15 per side |
| c. 8.5 X 11 | \$0.40 per side |
| d. Copies produced by outside source | Actual cost |
| e. Documents sent by fax | \$1.00 per page |
| f. Electronic device | Actual cost |
| g. Mailing and envelope | Actual cost |
46. The charge for outgoing faxes will be \$0.35 per page plus phone charges for international transmissions. Plus applicable state and federal taxes.
47. The charge for copies will be \$0.20 per page plus applicable state and federal taxes.
48. The cost to send a certified letter to a tenant will be charged at the current USPS rate to the tenants account plus an additional administrative fee of \$65.00 + tax.
49. Subleasing or prorating a subleasing tenant will be charged an additional initial administrative fee of \$60.00 + tax.
50. Dock Boxes must be obtained through the Port Office to ensure form, fit and aesthetics throughout the marina. Effective for 2021, the tenants are required to purchase the dock boxes outright.

Effective for 2021, the lease to own or renting option has been retired. The cost to Purchase is the Port's actual costs to purchase plus tax plus 25%.

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51. The Port wishes to instill a feeling of cordiality and therefore does not charge for occasional miscellaneous services. However, the Port reserves the right to charge as the Port Manager or their assigns see fit so long as the customer, if available, is duly notified prior to the charges.
52. Nonsufficient checks will be charged \$60.00 + tax.
53. A dedicated Technology fee will be added to all moorage invoices in the amount of \$5.00 per month. The funds accrued through this charge are dedicated toward investing in the technological development of the Port and marina.
54. A dedicated Revenue Bond fee of \$25.55 will be assessed on all moorage invoices in the amount of \$25.55. The funds accrued through this charge are expressly for the payment of the Port of Brownsville's 2017 Revenue Bond.
55. A dedicated Camera System fee will be charged to Regular moorage customers in the amount of \$7.14 monthly.
56. A credit card processing fee will be charged at a 2.40% rate on credit card payments.

Notes:

- A. Port District residents pay property tax to the Port of Brownsville based on the assessed value of their property. These funds are used to perform Capital Improvement Projects at the Port to benefit the tenants of the marina and the Port District Residents.

Non District residents who are tenants of the marina benefit from these improvements without having the additional cost that Port district residents bare. Therefore, a small increase in the moorage rates for non-district tenants is being added to offset this disparity.

- B. Collection procedures will be those authorized by the laws of the State of Washington and in particular but not limited to, RCW 53.08.320. The collection procedures are set out in Attachment (4) to this exhibit and are an integral portion of this tariff.