

Paulding Northwest Atlanta Airport

Hangar Land Lease Frequently Asked Questions

Updated 7/22/2025

Q: Does KPUJ offer land leases?

A: Yes.

Q: Can this land be purchased?

A: No, the FAA does not allow airport property to be sold without a formal release process, which will not be approved if the property has aviation utility.

Q: What is the standard land lease term?

A: 30 years. Increases *may* be considered for sites requiring extensive development or if tenant is willing to pay above the standard ground lease rate (\$0.45/sqft as of 5/21/2025). FAA will not permit lease terms exceeding 50 years.

Q: What happens at the end of the lease term?

A: At the end of the term, the lease is terminated and all “lease improvements” become the property of the airport – this means an investor must ensure that they recoup their entire investment over the term of the land lease. Leases are not typically extended beyond their termination date.

Q: What are your land lease rates?

A: All Pad-ready sites currently lease for \$0.45 per square foot per year

Q: Are utilities available?

A: Utilities are provided “as-is” but are typically close to all available pad sites.

Q: Are there any available sites today?

A: Sites are developed on an “as-needed” basis. We are currently actively developing the airport utilizing available grant funding provided by the FAA for this purpose.

Q: Are rates tied to CPI?

A: Yes – the FAA requires all airports receiving federal funds to tie land lease rates to inflation. We use the CPI for Atlanta as our base. CPI adjustments will occur every three (3) years during the lease term.

Q: What are your building setback requirements?

A: To meet fire code and airport operational requirements, the land lease will include the footprint of the hangar and apron area(s), plus a 25-foot set back on each side resulting in the required 50 foot building separation to meet fire code requirements without a rated firewall.

Q: What is your minimum hangar size for investor construction?

A: 60 feet x 60 feet. Exceptions may be made at the Airport Director’s discretion.

Q: What is your maximum hangar size for investor construction?

A: Anything over 120 feet x 100 feet is handled on a case-by-case basis.

Q: Are there published requirements?

A: Yes in the documents section of our website, you will find our minimum standards document and our sample land lease. NOTE: All Leases require the approval of the PCAA.

Q: Are electric bifold doors required?

A: We will typically waive the requirement for electric bi-fold doors