



District Facility Rental Program and Fees

March 10, 2026





Associated Statutes and Policy Requirements



- Arizona Revised Statute (A.R.S. § 15-1105) authorizes districts to lease school property for lawful purposes; however, the statute requires districts to charge a “reasonable use fee” for lease/facility use.
- “Reasonable use fee” is defined as an amount at least equal to the district’s costs for utilities, services, supplies, or personnel provided to the lessee.
- Amphitheater Governing Board Policy 3-202 (Facility Use) governs short-term facility use/lease (“Facility Rental”) that is consistent with A.R.S. § 15-1105.
 - The accompanying Procedure 3-202.A outlines the operational requirements for community use of facilities/equipment.

Key principle

Fees are designed to recover actual district costs associated with facility use—not to generate profit.



General Background on District Fees



- Governing Board annually approves:
 - (1) Facility Rental fee schedule and
 - (2) a list of organizations eligible for uncompensated/waived use.
- 2025–2026 Rental Program Fee Schedule approved June 10, 2025.
- The Rental Program Fee Schedule was revised on October 14, 2025 to separate building use fee into a “facility fee” and a “utility fee”
 - Note: There was no overall increase in total fees
- Included in the October 2025 revision was an update on waivers. Waivers apply to the facility fee only; utility fees remain charged for Facility Rentals.

Why Fees Are Necessary

- Custodial support includes opening facilities, securing at the end of use, and cleaning all areas used (including restrooms) in the activity/rental.
- Events held when schools are closed (weekends/holidays) require a Facility Rental agreement with utility and custodial fees charged.
 - A Waiver for the facility fee may be applied depending on whether the activity is school/district related.
- Fundraisers with paid admission/tickets generally require a Facility Rental agreement, with utility and custodial fees charged.
- During summer break (or times when school is not in session), camps and tournaments require a Facility Rental agreement and applicable facility/utility/custodial fees.

Operational reality

When a building is in use, Procedure 3-202A requires a district employee to be on duty (typically a trained custodian).

Importance of Collecting Fees

- Municipal water utilities have increased rates this year or are in the middle of multi-year rate increases.
- Tucson Electric Power has proposed a significant rate increase (effective September 2026).
- Recent/projected state inflationary funding increases (~2%) do not keep pace with utility inflation.
- Collecting utility (and required staffing) fees helps prevent general operating funds from subsidizing non-school-hour activities, protecting classroom resources.

Cost Pressure

Utility costs (rates and demand charges) have increased and are expected to continue increasing.



Differentiating between Groups



Group type	No Facility Rental agreement typically when...	Facility Rental agreement / fees typically when...	Notes / examples
Academics/Athletics/CTE/Fine Arts	Hosting an AIA (or similar)-sanctioned competition.	Camps/tournaments during summer break (school not in session, i.e. weekends).	AIA (or similar) events treated differently than non-AIA (or similar) events.
Student Clubs & Student Organizations	Event during normal school hours (open and staffed) and no fee to attend.	Weekend/holiday events; or fundraisers with paid admission (tickets).	Example: public performance with paid tickets—utility & custodial fees. Money is deposited into Student Clubs accounts run by students.
PTOs	Meetings/events during normal school hours (open & staffed).	Weekend/holiday events (schools closed).	District does not budget to operate facilities on weekends/holidays.
Booster Clubs	If aligned to team hosting an AIA-sanctioned competition.	Non-AIA events or fundraisers; weekend/holiday events; summer camps/tournaments.	Parent booster fundraising typically triggers utility and custodial fees. Money is not deposited in a district account.

General Rule

School-day events that extend into the evening while custodial staff are already present are typically not charged, provided there is no fee to attend.



District Comparison



District (published schedule)	Minimum billing	HS gym (nonprofit / community)	HS gym (commercial / for-profit)	HS auditorium (nonprofit / community)	Classroom (nonprofit / community)	Field/stadium w/ lights (nonprofit / community)	Notes on add-ons / structure
Amphitheater (SY25–26)	3 hours	\$90/hr	\$120/hr	\$100/hr	\$25/hr	Football/track w/ lights \$75/hr	Schedule shows base + utilities = total (e.g., "\$27 + \$63 = \$90)
Flowing Wells (rev 06/24/25)	3 hours	\$80/hr (Class II)	\$110/hr (Class III)	\$100/hr (Class II)	\$30/hr (Class II)	Football field/track (with or without lights) \$100/hr (Class II)	Custodial \$30/hr regular (\$45/hr OT); A/V/tech \$40/hr (\$60/hr OT). Insurance \$1M and Governing Board approval via requisition form. 2
Tucson Unified (KF-E, 01/14/2014)	3 hours for many after-hours uses	\$75/hr (room)	\$100/hr (room)	\$80/hr (room)	\$20/hr (room)	Football w/ lights \$25/hr (room)	Utilities, supply fee, and labor are separate: HS gym utilities \$40/hr; field lights utilities \$50/hr; supply fee \$5/hr; nonprofit/for-profit add \$10/hr outside building-in-use; custodial \$26/hr; application \$15
Vail (2025 packet)	Utility minimum (often 3 hours); other minimums may apply	Gym shows \$18/hr (Category I) + minimum utility fee structure	Gym shows \$120/hr (Category III) + minimum utility fee structure	Black box theater shows \$0 (Cat I) or \$32.50/hr (Cat II) + utility fee structure	Classroom shows \$0 (Cat I) + minimum utility fee structure	General athletic field \$15/hr (Cat I) + \$20/hr lights	Custodial \$36/hr for all categories; \$250 deposit for events/parties with 75+ attendance; insurance \$1M. 11

Note:
Published fee charts were not found for Marana USD, Sahuarita USD, Sunnyside USD, and Tanque Verde USD



Questions ?