

Chapter 6. Rent and Fee Reductions for Solar and Wind Energy Development Authorizations

- A. General. The Federal Land Policy and Management Act of 1976 (FLPMA) provides that right-of-way (ROW) holders must generally pay fair market value for their use of public lands.¹ The Energy Act of 2020, 43 USC 3003, provides the Secretary of the Interior (Secretary) with the authority² to: 1) consider acreage rental rates, capacity fees, and other recurring annual fees in total when evaluating existing rates paid for the use of Federal land by eligible projects; and 2) reduce acreage rental rates and megawatt (MW) capacity fees if, among other things, the Secretary determines “that a reduced rental rate or capacity fee is necessary to promote the greatest use of wind and solar energy resources.” In developing this manual section, the Bureau of Land Management (BLM) has determined the greatest use of wind and solar energy resources includes maximizing responsible development of wind and solar resources located on public land to strengthen national energy independence, rapidly reduce the power sector greenhouse gas emissions, and spur economic growth by creating good jobs.

To incentivize renewable energy production on public lands and create new clean energy jobs, the BLM finds the adjustments described herein are necessary to bolster favorable financial conditions to support long-term generation productivity for existing and new wind and solar projects on public land, encourage reinvestment, and attract new environmentally responsible projects on public lands. To promote responsible development of wind and solar energy resources on public lands, the reduced rates in this manual shall be implemented where development projects are authorized by the BLM.³ This ROW Manual Section (MS-2806, Chapter 6) implements reduced acreage rent rates and MW capacity fees for existing and new wind and solar energy projects on public lands pursuant to the authority under the Energy Act of 2020 and which also support Section 207 of Executive Order 14008.

¹ Section 102(a)(9) of FLPMA, The policy of the United States is to receive fair market value for the use of the public lands and their resources unless otherwise provided for by statute.

² 43 U.S.C. 3003(b)(2) provides the Secretary of the Interior the authority to reduce acreage rental rates and capacity fees, or both, for existing and new wind and solar authorizations if she determines that a reduced rental rate or capacity fee is necessary to promote the greatest use of wind and solar energy resources.

³ Pursuant to the Departmental Manual 235 DM 1, the statutory authority of the Secretary under 43 U.S.C. 3003(b)(2) is delegated to the Assistant Secretary for Land and Minerals pursuant to 109 DM 7 and re-delegated to the BLM Director.

B. Implementation.

1. Annual billing:
 - a. Shall be applied for the calendar year 2021 and forward for all existing and new wind and solar energy development projects authorized on public land
 - b. Will be calculated using
 - i. MW fee rates tabulated in Section C; and,
 - ii. Acreage rent rates for wind and solar tabulated in Section E
2. *Exception:* where a hardship request is granted by a BLM State Director pursuant to federal regulations, the rates published under this manual section are not applicable for the duration of the approved hardship.

C. Adjustments to Acreage Rent Rates and MW Fee Rates

1. **Per-Acre Rent Rate Reduction Calculation:** Methodology⁴ ($A \times B \times C \times D = E$) is adjusted as described below and shown in Section D - Statewide Per-Acre Rental Rate Calculation Methodology Tabulations.
 - Modify equation factor “A”
 - **To reflect: the statewide average, per-acre “non-irrigated land values,” less improvements by National Agricultural Statistics Service (NASS)**
 - From previous: *per acre zone value determined by using a State-specific factor to assign a county to a zone in the wind or solar energy acreage rent schedule. The BLM will calculate a State-specific factor and apply it to the NASS data (county average per acre land and building value) to determine the per acre value and assign a county (or other geographical areas) to a zone. Using NASS data, the State-specific factor represents the percent difference between improved agricultural land and unimproved rangeland values.*
 - Modify equation factor “C”
 - **To reflect: 2% rate-of-return**
 - From previous: *5.27% rate-of-return*

⁴ 43 CFR §§ 2806.52(a) & 2806.62(a)

2. **MW Capacity Fee Rate Reduction:** Adjusted as described below and shown in tabulation “MW Rate Schedule for Solar and Wind Development.”
- The MW capacity fee rates
 - **To reflect: \$2,000 capacity fee rate for all technologies**
 - From Previous:
 - *PV Solar*=\$2,172
 - Concentrated Solar (CSP)*=\$2,716
 - CSP with storage*=\$3,259
 - Wind*=\$3,802
 - Maintain phase-in over 3 years when generation initially begins
 - *25% year 1* = \$500/MW
 - 50% year 2* = \$1,000/MW
 - 100% year 3* = \$2,000/MW

**MW RATE SCHEDULE
FOR SOLAR AND WIND DEVELOPMENT**

TECHNOLOGY	2021 - beyond
SOLAR - PV	\$2,000
SOLAR - CPV AND CSP	\$2,000
CSP with 3hrs + STORAGE	\$2,000
WIND - all technologies	\$2,000

D. Statewide Per-Acre Rental Rate Calculation Methodology Tabulations**SOLAR PER-ACRE RENTAL RATE BY STATE**

STATE	2017 NASS Census Statewide Average Non-Irrigated Per Acre Land & Building Value	Percent of non-irrigated lands with improvements	Equation variable: A Reduced for percentage of improved land	Equation variable: B Multiply by Encumbrance Factor (100%) and round to nearest cent	Equation variable: C Multiply by (2%) Rate of Return and round to nearest cent	Equation variable: D Increase by Annual adjustment (2.1%) and round to nearest cent	Equation variable: E 2021 BLM Statewide Solar Development Per-Acre Rent Rate
ALASKA	\$577.00	1.90%	\$566.04	100%	2%	102.1%	\$11.56
ARIZONA	\$441.00	7.50%	\$407.93	100%	2%	102.1%	\$8.33
CALIFORNIA	\$3,914.00	6.00%	\$3,679.16	100%	2%	102.1%	\$75.13
COLORADO	\$1,290.00	2.10%	\$1,262.91	100%	2%	102.1%	\$25.79
IDAHO	\$1,931.00	3.40%	\$1,865.35	100%	2%	102.1%	\$38.09
MONTANA	\$785.00	1.20%	\$775.58	100%	2%	102.1%	\$15.84
NEW MEXICO	\$399.00	0.70%	\$396.21	100%	2%	102.1%	\$8.09
NEVADA	\$689.00	7.10%	\$640.08	100%	2%	102.1%	\$13.07
OREGON	\$2,470.00	3.00%	\$2,395.90	100%	2%	102.1%	\$48.93
UTAH	\$952.00	2.40%	\$929.15	100%	2%	102.1%	\$18.97
WASHINGTON	\$2,261.00	3.50%	\$2,181.87	100%	2%	102.1%	\$44.56
WYOMING	\$660.00	0.80%	\$654.72	100%	2%	102.1%	\$13.36

WIND PER-ACRE RENTAL RATE BY STATE

STATE	2017 NASS Census Statewide Average Non-Irrigated Per Acre Land & Building Value	Percent of non-irrigated lands with improvements	Equation variable: A Reduced for percentage of improved land	Equation variable: B Multiply by Encumbrance Factor (10%) and round to nearest cent	Equation variable: C Multiply by (2%) Rate of Return and round to nearest cent	Equation variable: D Increase by Annual adjustment (2.1%) and round to nearest cent	Equation variable: E 2021 BLM Statewide Wind Development Per-Acre Rent Rate
ALASKA	\$577.00	1.90%	\$566.04	10%	2%	102.1%	\$1.15
ARIZONA	\$441.00	7.50%	\$407.93	10%	2%	102.1%	\$0.84
CALIFORNIA	\$3,914.00	6.00%	\$3,679.16	10%	2%	102.1%	\$7.51
COLORADO	\$1,290.00	2.10%	\$1,262.91	10%	2%	102.1%	\$2.58
IDAHO	\$1,931.00	3.40%	\$1,865.35	10%	2%	102.1%	\$3.81
MONTANA	\$785.00	1.20%	\$775.58	10%	2%	102.1%	\$1.58
NEW MEXICO	\$399.00	0.70%	\$396.21	10%	2%	102.1%	\$0.81
NEVADA	\$689.00	7.10%	\$640.08	10%	2%	102.1%	\$1.31
OREGON	\$2,470.00	3.00%	\$2,395.90	10%	2%	102.1%	\$4.89
UTAH	\$952.00	2.40%	\$929.15	10%	2%	102.1%	\$1.90
WASHINGTON	\$2,261.00	3.50%	\$2,181.87	10%	2%	102.1%	\$4.45
WYOMING	\$660.00	0.80%	\$654.72	10%	2%	102.1%	\$1.34

E. Reduced Acreage Rent Schedules for Solar and Wind Energy Development Authorizations

REDUCED PER-ACRE RENTAL RATE SCHEDULE FOR SOLAR ENERGY AUTHORIZATIONS ON PUBLIC LAND

Annual Adjustment Factor 2.1%

STATE	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
ALASKA	\$11.56	\$11.80	\$12.05	\$12.30	\$12.56	\$12.82	\$13.09	\$13.36	\$13.64	\$13.93
ARIZONA	\$8.33	\$8.50	\$8.68	\$8.86	\$9.05	\$9.24	\$9.43	\$9.63	\$9.83	\$10.04
CALIFORNIA	\$75.13	\$76.71	\$78.32	\$79.96	\$81.64	\$83.35	\$85.10	\$86.89	\$88.71	\$90.57
COLORADO	\$25.79	\$26.33	\$26.88	\$27.44	\$28.02	\$28.61	\$29.21	\$29.82	\$30.45	\$31.09
IDAHO	\$38.09	\$38.89	\$39.71	\$40.54	\$41.39	\$42.26	\$43.15	\$44.06	\$44.99	\$45.93
MONTANA	\$15.84	\$16.17	\$16.51	\$16.86	\$17.21	\$17.57	\$17.94	\$18.32	\$18.70	\$19.09
NEW MEXICO	\$8.09	\$8.26	\$8.43	\$8.61	\$8.79	\$8.97	\$9.16	\$9.35	\$9.55	\$9.75
NEVADA	\$13.07	\$13.34	\$13.62	\$13.91	\$14.20	\$14.50	\$14.80	\$15.11	\$15.43	\$15.75
OREGON	\$48.93	\$49.96	\$51.01	\$52.08	\$53.17	\$54.29	\$55.43	\$56.59	\$57.78	\$58.99
UTAH	\$18.97	\$19.37	\$19.78	\$20.20	\$20.62	\$21.05	\$21.49	\$21.94	\$22.40	\$22.87
WASHINGTON	\$44.56	\$45.50	\$46.46	\$47.44	\$48.44	\$49.46	\$50.50	\$51.56	\$52.64	\$53.75
WYOMING	\$13.36	\$13.64	\$13.93	\$14.22	\$14.52	\$14.82	\$15.13	\$15.45	\$15.77	\$16.10

STATE	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
ALASKA	\$14.22	\$14.52	\$14.82	\$15.13	\$15.45	\$15.77	\$16.10	\$16.44	\$16.79	\$17.14
ARIZONA	\$10.25	\$10.47	\$10.69	\$10.91	\$11.14	\$11.37	\$11.61	\$11.85	\$12.10	\$12.35
CALIFORNIA	\$92.47	\$94.41	\$96.39	\$98.41	\$100.48	\$102.59	\$104.74	\$106.94	\$109.19	\$111.48
COLORADO	\$31.74	\$32.41	\$33.09	\$33.78	\$34.49	\$35.21	\$35.95	\$36.70	\$37.47	\$38.26
IDAHO	\$46.89	\$47.88	\$48.89	\$49.92	\$50.97	\$52.04	\$53.13	\$54.25	\$55.39	\$56.55
MONTANA	\$19.49	\$19.90	\$20.32	\$20.75	\$21.19	\$21.63	\$22.08	\$22.54	\$23.01	\$23.49
NEW MEXICO	\$9.95	\$10.16	\$10.37	\$10.59	\$10.81	\$11.04	\$11.27	\$11.51	\$11.75	\$12.00
NEVADA	\$16.08	\$16.42	\$16.76	\$17.11	\$17.47	\$17.84	\$18.21	\$18.59	\$18.98	\$19.38
OREGON	\$60.23	\$61.49	\$62.78	\$64.10	\$65.45	\$66.82	\$68.22	\$69.65	\$71.11	\$72.60
UTAH	\$23.35	\$23.84	\$24.34	\$24.85	\$25.37	\$25.90	\$26.44	\$27.00	\$27.57	\$28.15
WASHINGTON	\$54.88	\$56.03	\$57.21	\$58.41	\$59.64	\$60.89	\$62.17	\$63.48	\$64.81	\$66.17
WYOMING	\$16.44	\$16.78	\$17.13	\$17.49	\$17.86	\$18.24	\$18.62	\$19.01	\$19.41	\$19.82

STATE	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
ALASKA	\$17.50	\$17.87	\$18.25	\$18.63	\$19.02	\$19.42	\$19.83	\$20.25	\$20.68	\$21.11
ARIZONA	\$12.61	\$12.87	\$13.14	\$13.42	\$13.70	\$13.99	\$14.28	\$14.58	\$14.89	\$15.20
CALIFORNIA	\$113.82	\$116.21	\$118.65	\$121.14	\$123.68	\$126.28	\$128.93	\$131.64	\$134.40	\$137.22
COLORADO	\$39.06	\$39.88	\$40.72	\$41.58	\$42.45	\$43.34	\$44.25	\$45.18	\$46.13	\$47.10
IDAHO	\$57.74	\$58.95	\$60.19	\$61.45	\$62.74	\$64.06	\$65.41	\$66.78	\$68.18	\$69.61
MONTANA	\$23.98	\$24.49	\$25.00	\$25.53	\$26.07	\$26.62	\$27.18	\$27.75	\$28.33	\$28.92
NEW MEXICO	\$12.25	\$12.51	\$12.77	\$13.04	\$13.31	\$13.59	\$13.88	\$14.17	\$14.47	\$14.77
NEVADA	\$19.79	\$20.20	\$20.62	\$21.05	\$21.49	\$21.94	\$22.40	\$22.87	\$23.35	\$23.84
OREGON	\$74.12	\$75.68	\$77.27	\$78.89	\$80.55	\$82.24	\$83.97	\$85.73	\$87.53	\$89.37
UTAH	\$28.74	\$29.34	\$29.96	\$30.59	\$31.23	\$31.89	\$32.56	\$33.24	\$33.94	\$34.65
WASHINGTON	\$67.56	\$68.98	\$70.43	\$71.91	\$73.42	\$74.96	\$76.53	\$78.14	\$79.78	\$81.46
WYOMING	\$20.24	\$20.66	\$21.09	\$21.53	\$21.98	\$22.44	\$22.91	\$23.39	\$23.88	\$24.38

REDUCED PER-ACRE RENTAL RATE SCHEDULE FOR WIND ENERGY AUTHORIZATIONS ON PUBLIC LAND

Annual Adjustment Factor 2.1%

STATE	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
ALASKA	\$1.15	\$1.17	\$1.19	\$1.21	\$1.24	\$1.27	\$1.30	\$1.33	\$1.36	\$1.39
ARIZONA	\$0.84	\$0.86	\$0.88	\$0.90	\$0.92	\$0.94	\$0.96	\$0.98	\$1.00	\$1.02
CALIFORNIA	\$7.51	\$7.67	\$7.83	\$7.99	\$8.16	\$8.33	\$8.50	\$8.68	\$8.86	\$9.05
COLORADO	\$2.58	\$2.63	\$2.69	\$2.75	\$2.81	\$2.87	\$2.93	\$2.99	\$3.05	\$3.11
IDAHO	\$3.81	\$3.89	\$3.97	\$4.05	\$4.14	\$4.23	\$4.32	\$4.41	\$4.50	\$4.59
MONTANA	\$1.58	\$1.61	\$1.64	\$1.67	\$1.71	\$1.75	\$1.79	\$1.83	\$1.87	\$1.91
NEW MEXICO	\$0.81	\$0.83	\$0.85	\$0.87	\$0.89	\$0.91	\$0.93	\$0.95	\$0.97	\$0.99
NEVADA	\$1.31	\$1.34	\$1.37	\$1.40	\$1.43	\$1.46	\$1.49	\$1.52	\$1.55	\$1.58
OREGON	\$4.89	\$4.99	\$5.09	\$5.20	\$5.31	\$5.42	\$5.53	\$5.65	\$5.77	\$5.89
UTAH	\$1.90	\$1.94	\$1.98	\$2.02	\$2.06	\$2.10	\$2.14	\$2.18	\$2.23	\$2.28
WASHINGTON	\$4.45	\$4.54	\$4.64	\$4.74	\$4.84	\$4.94	\$5.04	\$5.15	\$5.26	\$5.37
WYOMING	\$1.34	\$1.37	\$1.40	\$1.43	\$1.46	\$1.49	\$1.52	\$1.55	\$1.58	\$1.61

STATE	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
ALASKA	\$1.42	\$1.45	\$1.48	\$1.51	\$1.54	\$1.57	\$1.60	\$1.63	\$1.66	\$1.69
ARIZONA	\$1.04	\$1.06	\$1.08	\$1.10	\$1.12	\$1.14	\$1.16	\$1.18	\$1.20	\$1.23
CALIFORNIA	\$9.24	\$9.43	\$9.63	\$9.83	\$10.04	\$10.25	\$10.47	\$10.69	\$10.91	\$11.14
COLORADO	\$3.18	\$3.25	\$3.32	\$3.39	\$3.46	\$3.53	\$3.60	\$3.68	\$3.76	\$3.84
IDAHO	\$4.69	\$4.79	\$4.89	\$4.99	\$5.09	\$5.20	\$5.31	\$5.42	\$5.53	\$5.65
MONTANA	\$1.95	\$1.99	\$2.03	\$2.07	\$2.11	\$2.15	\$2.20	\$2.25	\$2.30	\$2.35
NEW MEXICO	\$1.01	\$1.03	\$1.05	\$1.07	\$1.09	\$1.11	\$1.13	\$1.15	\$1.17	\$1.19
NEVADA	\$1.61	\$1.64	\$1.67	\$1.71	\$1.75	\$1.79	\$1.83	\$1.87	\$1.91	\$1.95
OREGON	\$6.01	\$6.14	\$6.27	\$6.40	\$6.53	\$6.67	\$6.81	\$6.95	\$7.10	\$7.25
UTAH	\$2.33	\$2.38	\$2.43	\$2.48	\$2.53	\$2.58	\$2.63	\$2.69	\$2.75	\$2.81
WASHINGTON	\$5.48	\$5.60	\$5.72	\$5.84	\$5.96	\$6.09	\$6.22	\$6.35	\$6.48	\$6.62
WYOMING	\$1.64	\$1.67	\$1.71	\$1.75	\$1.79	\$1.83	\$1.87	\$1.91	\$1.95	\$1.99

STATE	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
ALASKA	\$1.73	\$1.77	\$1.81	\$1.85	\$1.89	\$1.93	\$1.97	\$2.01	\$2.05	\$2.09
ARIZONA	\$1.26	\$1.29	\$1.32	\$1.35	\$1.38	\$1.41	\$1.44	\$1.47	\$1.50	\$1.53
CALIFORNIA	\$11.37	\$11.61	\$11.85	\$12.10	\$12.35	\$12.61	\$12.87	\$13.14	\$13.42	\$13.70
COLORADO	\$3.92	\$4.00	\$4.08	\$4.17	\$4.26	\$4.35	\$4.44	\$4.53	\$4.63	\$4.73
IDAHO	\$5.77	\$5.89	\$6.01	\$6.14	\$6.27	\$6.40	\$6.53	\$6.67	\$6.81	\$6.95
MONTANA	\$2.40	\$2.45	\$2.50	\$2.55	\$2.60	\$2.65	\$2.71	\$2.77	\$2.83	\$2.89
NEW MEXICO	\$1.21	\$1.24	\$1.27	\$1.30	\$1.33	\$1.36	\$1.39	\$1.42	\$1.45	\$1.48
NEVADA	\$1.99	\$2.03	\$2.07	\$2.11	\$2.15	\$2.20	\$2.25	\$2.30	\$2.35	\$2.40
OREGON	\$7.40	\$7.56	\$7.72	\$7.88	\$8.05	\$8.22	\$8.39	\$8.57	\$8.75	\$8.93
UTAH	\$2.87	\$2.93	\$2.99	\$3.05	\$3.11	\$3.18	\$3.25	\$3.32	\$3.39	\$3.46
WASHINGTON	\$6.76	\$6.90	\$7.04	\$7.19	\$7.34	\$7.49	\$7.65	\$7.81	\$7.97	\$8.14
WYOMING	\$2.03	\$2.07	\$2.11	\$2.15	\$2.20	\$2.25	\$2.30	\$2.35	\$2.40	\$2.45

F. Example Calculations

Solar Development Authorization - Example calculations:

PROJECT INFORMATION:

Name: Sunny Solar

Type: Photovoltaic (PV) solar energy project

Nameplate Capacity: 350 MW

Public land acreage: 2,625 acres

State: California

Right-of-Way Authorization date: June 1, 2021

Commercial Operation Date (generation begins): June 1, 2024

SUNNY SOLAR Photovoltaic Solar Energy Project**Location: CALIFORNIA**

Calendar	Acreage Rent	MW FEE	Total Rent
2021	\$ 98,608.13	NO MW FEE	\$ 98,608.13
2022	\$ 201,363.75	NO MW FEE	\$ 201,363.75
2023	\$ 205,590.00	NO MW FEE	\$ 205,590.00
2024	\$ 209,895.00	\$ 87,500.00	\$ 297,395.00
2025	\$ 214,305.00	\$ 350,000.00	\$ 564,305.00
2026	\$ 218,793.75	\$ 700,000.00	\$ 918,793.75
2027	\$ 223,387.50	\$ 700,000.00	\$ 923,387.50
2028	\$ 228,086.25	\$ 700,000.00	\$ 928,086.25
2029	\$ 232,863.75	\$ 700,000.00	\$ 932,863.75
2030	\$ 237,746.25	\$ 700,000.00	\$ 937,746.25
2031	\$ 242,733.75	\$ 700,000.00	\$ 942,733.75
2032	\$ 247,826.25	\$ 700,000.00	\$ 947,826.25
2033	\$ 253,023.75	\$ 700,000.00	\$ 953,023.75
2034	\$ 258,326.25	\$ 700,000.00	\$ 958,326.25
2035	\$ 263,760.00	\$ 700,000.00	\$ 963,760.00
2036	\$ 269,298.75	\$ 700,000.00	\$ 969,298.75
2037	\$ 274,942.50	\$ 700,000.00	\$ 974,942.50
2038	\$ 280,717.50	\$ 700,000.00	\$ 980,717.50
2039	\$ 286,623.75	\$ 700,000.00	\$ 986,623.75
2040	\$ 292,635.00	\$ 700,000.00	\$ 992,635.00
2041	\$ 298,777.50	\$ 700,000.00	\$ 998,777.50
2042	\$ 305,051.25	\$ 700,000.00	\$ 1,005,051.25
2043	\$ 311,456.25	\$ 700,000.00	\$ 1,011,456.25
2044	\$ 317,992.50	\$ 700,000.00	\$ 1,017,992.50
2045	\$ 324,660.00	\$ 700,000.00	\$ 1,024,660.00
2046	\$ 331,485.00	\$ 700,000.00	\$ 1,031,485.00
2047	\$ 338,441.25	\$ 700,000.00	\$ 1,038,441.25
2048	\$ 345,555.00	\$ 700,000.00	\$ 1,045,555.00
2049	\$ 352,800.00	\$ 700,000.00	\$ 1,052,800.00
2050	\$ 360,202.50	\$ 700,000.00	\$ 1,060,202.50

Wind Development Authorization - Example calculations:

PROJECT INFORMATION:

Name: Blowing Strong

Type: Wind energy project

Nameplate Capacity: 250 MW

Public land acreage: 10,000 acres

State: Utah

Right-of-Way Authorization date: June 1, 2022

Commercial Operation Date (generation begins): June 1, 2025

BLOWING STRONG Wind Energy Project

Location: UTAH

Calendar Year	Acreage Rent	MW FEE	Total Rent
2021	-	-	\$ -
2022	\$ 9,700.00	NO MW FEE	\$ 9,700.00
2023	\$ 19,800.00	NO MW FEE	\$ 19,800.00
2024	\$ 20,200.00	NO MW FEE	\$ 20,200.00
2025	\$ 20,600.00	\$ 62,500.00	\$ 83,100.00
2026	\$ 21,000.00	\$ 250,000.00	\$ 271,000.00
2027	\$ 21,400.00	\$ 500,000.00	\$ 521,400.00
2028	\$ 21,800.00	\$ 500,000.00	\$ 521,800.00
2029	\$ 22,300.00	\$ 500,000.00	\$ 522,300.00
2030	\$ 22,800.00	\$ 500,000.00	\$ 522,800.00
2031	\$ 23,300.00	\$ 500,000.00	\$ 523,300.00
2032	\$ 23,800.00	\$ 500,000.00	\$ 523,800.00
2033	\$ 24,300.00	\$ 500,000.00	\$ 524,300.00
2034	\$ 24,800.00	\$ 500,000.00	\$ 524,800.00
2035	\$ 25,300.00	\$ 500,000.00	\$ 525,300.00
2036	\$ 25,800.00	\$ 500,000.00	\$ 525,800.00
2037	\$ 26,300.00	\$ 500,000.00	\$ 526,300.00
2038	\$ 26,900.00	\$ 500,000.00	\$ 526,900.00
2039	\$ 27,500.00	\$ 500,000.00	\$ 527,500.00
2040	\$ 28,100.00	\$ 500,000.00	\$ 528,100.00
2041	\$ 28,700.00	\$ 500,000.00	\$ 528,700.00
2042	\$ 29,300.00	\$ 500,000.00	\$ 529,300.00
2043	\$ 29,900.00	\$ 500,000.00	\$ 529,900.00
2044	\$ 30,500.00	\$ 500,000.00	\$ 530,500.00
2045	\$ 31,100.00	\$ 500,000.00	\$ 531,100.00
2046	\$ 31,800.00	\$ 500,000.00	\$ 531,800.00
2047	\$ 32,500.00	\$ 500,000.00	\$ 532,500.00
2048	\$ 33,200.00	\$ 500,000.00	\$ 533,200.00
2049	\$ 33,900.00	\$ 500,000.00	\$ 533,900.00
2050	\$ 34,600.00	\$ 500,000.00	\$ 534,600.00