



TOWN OF EASTHAM

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To: Eastham Select Board

From: Shana Brogan,
Scott Richards, Harbormaster, Natural Resources Department

Date: December 19, 2022

Re: Rock Harbor Dockage Fees

We propose to change the fee structure for Rock Harbor. The harbor dockage area is separated into three areas: inside slips, outside slips, and south docks. Currently, users are paying based on their location in the harbor and the length of their boat. If they are in an inside or outside slip, they pay \$65/ft if they are a resident, or \$85/ft if they are a non-resident. These rates are the same as Orleans. The average annual dockage fee for inside or outside slips is \$1,233. If a slip holder's vessel is in the south docks area, they pay a flat rate of \$250 regardless of their vessel length or residency status. There is no difference between these dockage areas, they all have electricity, water, and all the docks were replaced in 2019 for approximately \$500,000. The Town will also be paying approximately \$1.4 million for our share of dredging the harbor next winter. With this fee structure, a current commercial slip holder is paying \$1,690 in the outside dock area, and is using the slip to make a living, while a commercial slip holder in the south docks is paying \$250. Currently, a recreational slip holder located in the south docks area is paying \$250, while a recreational slip holder in the north docks area is paying an average of \$1,233 for access to the same docks and amenities.

We propose to change the fee structure to be based on the use: recreational and commercial:

- Recreational users pay the current rates (\$65/ft, \$85/ft, \$1,000 minimum) regardless of their location in the harbor.
- Commercial users pay a discounted rate of \$30/ft. which is the same as Orleans commercial rates, and a minimum commercial dockage fee of \$500.

(‘Commercial’ meaning that the vessel docked in Rock Harbor is utilized as an integral part of a commercial business, such as shellfishing, fishing, lobstering, public chartering for paying customers, ecology tours for paying customers, sightseeing services for paying customers, transportation for paying customers, mooring services for paying customers, access to shellfish aquaculture grant areas, and the like.)

Current recreational slip holders in the South Docks area that do not qualify for commercial status, could pay the following graduated fee structure:

2023 Season: \$500

2024 Season: \$700

2026 Season: Full Rate

Rock Harbor Dockage Fees

| Location | Current | Proposed |
|-----------------|---|--|
| Inside | \$65ft. /\$85 ft., \$1,000 minimum. (\$1,233 average rate) | \$65/\$85/ ft. \$1,000 minimum \$30/ft. Commercial, \$500 minimum |
| Outside | \$65ft. /\$85ft., \$1,000 minimum. (\$1,233 average rate) | \$65/\$85/ ft. \$1,000 minimum \$30/ft Commercial, \$500 minimum |
| South Docks | \$250 | \$65/\$85/ft. \$1,000 minimum \$30/ft. Commercial, \$500 minimum |