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Dockominium conversions likely to increase

Dockominiums are on the rise, according to a new survey by Applied Technology & Management, a Charleston, S.C.-based engineering firm.

More than a third of the marina managers surveyed said they have at least some dockominiums at their marinas. In addition, survey findings indicate that dockominium conversions are likely to increase.

The survey defines a dockominium as a boat berth that is owned or leased for 50 years or more. They bring in significant revenue for marinas, but some have criticized the practice for its potential to drive middle- and working-class boat owners out of the marina market, according to ATM. For the most part, however, marinas that have converted to or added dockominiums are happy with the results, according to the survey.

Among the survey's findings:

- 23 percent of respondents are considering adding (or converting to) dockominiums in the future;
- 15 percent of respondents have rackominiums;
- 18 percent of respondents have dockominiums for megayachts.

Another key finding is the widespread shortage of slips. About 71 percent of respondents said there was a perception of a slip shortage in their areas for at least certain-sized vessels. Most respondents were from the Southeast, including 34 percent from Florida. But a number of marinas in the Northeast and Mid-Atlantic regions also reported local perceptions of slip shortages, according to ATM.

"These findings highlight the need for communities to ensure that boaters continue to have access to the water," said Sam Phlegar, senior vice president and director of ATM's marine division, in a press release. "Many cities and towns will have to devise plans to expand opportunities for boaters to berth their vessels in order to accommodate existing and rising demand."

For a copy of the full survey report, contact Linda Rodgers at lrodgers@appliedtm.com.