

Does a private dock add resale value?

Assess legal use, local buyer demand and future costs before you assume a resale gain.

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A dock can improve how an owner uses a property. That does not establish a resale premium. PrivateDock has no verified cross-market dataset that supports a universal return percentage. Do not use a promised return to justify the project budget.

Separate enjoyment from market value

Write down the use you want: easier boarding, boat storage or better waterfront access. Those benefits can matter even when a future buyer would choose a different boat or layout. Keep the personal-use decision separate from the resale estimate.

Ask a local appraiser to compare properties with similar water access, exposure, location and legal rights. The Appraisal Institute is a professional appraisal resource; its home page is not evidence for a dock premium. Obtain a site-specific opinion rather than turning a general waterfront statement into a project return.

Check what a buyer receives

Gather land or bed tenure, approvals, drawings, inspection records and service history. Ask the relevant authority whether permissions transfer and whether conditions continue. British Columbia's private-moorage guidance shows why rights over Crown land need attention. Do not assume the structure and the right to use it transfer in the same way.

A buyer may see cost in old electrical work, deferred maintenance, difficult access or a lift that cannot serve their boat. Ask the designer how easily parts can be serviced or replaced. Avoid adding equipment only because a sales brochure calls it a luxury feature.

Compare whole ownership costs

Request estimates for inspections, seasonal work, insurance, power and likely component replacement. Obtain those figures from the supplier or insurer and keep the dates. Do not assume that a larger structure brings a proportionally larger resale gain.

For a sale, give the agent a factual document pack. State what is approved, what is installed and what remains to be confirmed. Leave the valuation conclusion to a qualified local professional.

Sources

- [Appraisal Institute](#). Public page fetched 2026-10-29. Publication date not stated unless shown on the page.

- [Province of British Columbia, Land use — private moorage](#). Public page fetched 2026-10-29. Publication date not stated unless shown on the page.

Frequently asked questions

Can I assume the project pays for itself on resale?

No. Ask a qualified local appraiser to assess comparable sales and the legal rights attached to the property.