

The Sports and Exercise Committee approved the terms of agreement and rules for the City of Espoo's marinas on 6 February 2025. These entered into force on 25 February 2025.

SPORTS AND EXERCISE UNIT

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The City of Espoo's Sports and Exercise Unit operates 10 marinas and a boat storage area in Ämmäsmäki. The boat spaces in these marinas are owned by the city, though some are managed by boat clubs. Espoo's Sports and Exercise Unit is responsible for maintaining the marinas.

Each marina is home to one or more boat clubs, which are responsible for the security of the area.

Marinas, winter storage spaces and Ämmäsmäki storage area

Haukilahti

Kivenlahti

Laajalahti

Nokkala

Nuottaniemi

Otsolahti

Sepetlahti

Soukka

Suomenoja

Svinö

Ämmäsmäki

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TERMS OF AGREEMENT AND RULES FOR THE CITY OF ESPOO'S MARINAS

These terms of agreement and rules apply to all marinas and boat storage areas owned and controlled by the City of Espoo.

General information

The terms and rules related to boating are approved by the Sports and Exercise Committee and apply to all marinas and boat storage areas owned and controlled by the City of Espoo from the date the committee's decision enters into force.

Anyone leasing a boat space or otherwise using the marinas, winter storage areas or the Ämmäsmäki storage area must comply with these terms and rules.

In addition to the terms and rules, additional regulations and instructions may be issued. Special permits are granted by the City of Espoo's Sports and Exercise Unit.

Operating principle of the marinas

The purpose of the City of Espoo's marinas is to provide facilities for residents to enjoy boating and boating-related activities in cooperation with various boating and boating-related organisations.

Parties to the agreement and definition of a boat space

A 'boat space' refers to a berth, a buoy space, a winter storage space, a storage space in Ämmäsmäki, or a trailer parking space.

Parties to the agreement

1. **Lessor:** City of Espoo, Sports and Exercise Unit
2. **Lessee:** the party that leases and pays for the boat space

BOOKING TERMS

By booking a space, the lessee agrees to the provided rules and terms and commits to following them.

Lease agreement

The subject of the lease agreement is a designated boat space, enabling recreational boating, provided by the City of Espoo's Sports and Exercise Unit. Payment for the space constitutes a binding agreement between the lessor and the lessee, under which the lessee agrees that the paid fee will not be refunded under any circumstances if the booking is cancelled.

Lessor

The City of Espoo's Sports and Exercise Unit or a boat club authorised by the city is the lessor.

Lessee

The lessee may be a legal entity (e.g. private person, company or association). Priority is given to legal entities domiciled in Espoo. A person who owns real estate in the Espoo archipelago is also regarded as domiciled in Espoo. In such cases, the lessee must submit a copy of the extract from the cadastre (i.e. extract from the real estate register) to the lessor within one month, and subsequently upon request.

The lessee must be the owner, holder or Espoo-based co-owner of the boat. In the case of jointly owned boats, the lessee must be domiciled in Espoo. Upon request, the lessee must prove the accuracy of the information they provide.

If spaces remain available, a space may be leased by a legal entity that is not domiciled in Espoo.

The agreement is valid for the booked period. The booking can be renewed annually within the time frames specified separately. The lessee is responsible for ensuring that their personal and contact information, as well as boat-related details, are kept up to date. The city is not responsible for the loss of a boat space or other consequences resulting from outdated, incorrect or incomplete information provided by the lessee. Incomplete information may prevent the delivery of important notices.

Boat clubs have a separate right-of-use agreement with the City of Espoo's Sports and Exercise Unit concerning city-owned berths, winter storage areas and the Ämmäsmäki storage area. Boat clubs may also agree on dock maintenance rights by separate agreement.

Boating-related fees

The fees are decided by the Sports and Exercise Committee. The price list is available on the City of Espoo's website.

BOOKING A BOAT SPACE

Boat spaces are booked through the booking system using strong identification, and the fee is paid at the time of booking. Spaces are booked for one season at a time. Booking periods are announced on our website.

The lessee must book a space that is appropriate for the size of their boat. Both the width and length of the boat must be taken into account. See: Boat sizes in berths

Boat owners/holders domiciled in Espoo may renew their booking for the next season by paying the fee in the booking system annually by the deadline. Boat owners/holders domiciled in Espoo are given priority when booking new berths. Boat owners/holders domiciled elsewhere may book boat spaces only if spaces remain available – with the exception of winter storage spaces, which can only be booked by boat owners/holders who are domiciled in Espoo. For jointly owned boats, at least 50% of the owners must be domiciled in Espoo.

A boat owner/holder domiciled in Espoo may book two berths, one of which must be a fixed-term berth. A boat owner/holder domiciled elsewhere may book one fixed-term berth. A boat owner/holder domiciled in Espoo may book two annually renewable winter storage spaces.

A boat owner/holder may only book one year-round trailer parking space located in a marina.

All boat owners/holders may book up to two storage spaces from the Ämmäsmäki storage area. These bookings can be renewed each season by paying the fee via the booking system annually by the deadline.

A minor may not book a boat space without their guardians' consent. The guardian's written consent must be submitted to the lessor.

Changing spaces during the booking period is only allowed if there are available spaces. If the new space is more expensive than the previous one, the lessee must pay the price difference. If the new space is cheaper than the old one, the price difference between the spaces will not be refunded under any circumstances.

The lessor may change a lessee's space during the season if the size of the boat or another valid reason requires it. The responsibility for moving the boat always lies with the lessee. For spaces managed by boat clubs, instructions are provided by the respective club.

Cancelling a boat space booking never entitles the lessee to a refund.

Lease period

Berth and trailer parking space

The boating season runs from 10 June to 14 September, unless otherwise stated.

The lease period for trailer parking spaces is from 1 May to 30 April, unless otherwise stated.

The lessee may, at their own risk, bring their boat to the leased berth before the official start of the boating season, if weather conditions permit. However, maintenance work in the area may prevent access to the berth before the season begins.

The lessee must remove their boat from the berth after the boating season ends and before the marina freezes over – by 31 December at the latest. Any exceptions must be taken into account. If the berth is not vacated by 31 December, an additional season fee will apply.

The lessor is not liable for any damage to a boat left at or brought to a berth outside the boating season, due to maintenance, repair or damage to the marina and dock structures or to mooring equipment.

Winter storage space

The winter storage period starts on 15 September and ends on 10 June the following year, unless otherwise stated.

Storage space in Ämmäsmäki

The storage period in Ämmäsmäki starts on 15 September and ends on 14 June the following year.

Transfer of lease agreement

The lessee may not, even temporarily, transfer the lease agreement or assign their boat space to a third party. Violation of this rule will result in immediate loss of the space, with no refund.

Transfer of the space to another boat owner/holder domiciled in Espoo is allowed only in exceptional cases.

Changes must always be agreed upon with the lessor.

Termination of the agreement (by the lessee)

The lessee can terminate the lease agreement by logging in to their personal information in the City of Espoo's booking system. Winter storage spaces and Ämmäsmäki storage spaces must be cancelled separately. Paid boat space fees will not be refunded.

When the agreement ends, the lessee must remove the boat and any other personal property and return the Ämmäsmäki access tag to the maintenance unit at the Suomenoja marina.

Termination of the agreement (by the lessor)

The booking will be cancelled if the boat space fee is not paid by the due date set by the City of Espoo. The due date must be observed.

If the lessee violates or neglects the obligations outlined in these rules and fails to immediately rectify the issue despite the city's request, the city has the right to terminate the agreement. In the event of termination, the boat space fee will not be refunded. If the lessee provides false or incorrect information about themselves or their boat, the city has the right to terminate the agreement.

RULES AND INSTRUCTIONS

SPACES AND AREAS

The marina area includes berths, buoy spaces, trailer parking spaces, as well as shoreline areas and winter storage areas.

Berth and trailer parking space

Lessees are not allowed to keep two boats or other vessels side by side or one behind the other in a berth or trailer parking space.

If a boat and/or trailer is in the wrong space, the lessor has the right to remove it at the owner's or holder's expense and risk.

Boat in a berth or trailer parking space

The lessee must book a space that is appropriate for the size of their boat. Both the width and length of the boat must be taken into account. See: Boat sizes in berths

A boat moored in a berth must have an identifier provided by the lessor. The identifier must be placed in a visible place on the boat.

All boats in the city's berths must be seaworthy and their hull, equipment and fittings must be in good condition. They must also comply with relevant laws as well as regulations and guidelines issued by authorities.

Upon request, the lessee must be able to prove the boat's seaworthiness and that the condition of its hull, equipment and fittings meet the required standards.

Boat sizes in berths

A boat moored in a berth (next to a finger pier or mooring boom) must be no more than 1 m longer than the nominal length of the berth.

A boat moored with its stern attached to a buoy must be no longer than 15 metres, depending on the space.

Widths

- mooring boom: the boat must be at least 0.4 metres narrower than the nominal width of the berth.
- finger pier: the boat must be at least 0.75 metres narrower than the nominal width of the berth.
- stern buoy: the boat must be at least 0.5 metres narrower than the nominal width of the space.

The maximum allowed weight for a boat moored in a marina owned by the City of Espoo is 15,000 kg.

Boat mooring

At the City of Espoo's marinas, boats must be secured using a sufficient number of fenders to minimise strain on the dock, finger pier, mooring boom, buoy, or the boat itself. Loads caused by boat movements must be reduced using enough sufficiently effective springs at the moorings.

No additional structures may be attached to docks, finger piers or mooring booms, except for protective padding designed to prevent damage.

Any displacement of a buoy or damage to a finger pier or mooring boom due to a mooring error and/or other costs of repairing damage caused by negligent mooring may be charged in full to the responsible party.

Improperly placed boats, trailers or other property

Espoo's Sports and Exercise unit may, without obligation, move to storage a boat, trailer or other item that has been abandoned or placed in an unauthorised location in the marina or does not have an identifier. The boat owner is responsible for the costs. Before removal, an inspection is

carried out to assess the condition of the boat, trailer or item, and an inspection report will be prepared.

Espoo's Sports and Exercise Unit and a boat club that has an agreement with the city may, upon request, issue a temporary permit for the storage of a boat or trailer in the marina areas. Information about the special permit must be displayed on the boat or trailer during the temporary storage.

Dinghies may be stored in specially designated areas. Dinghy storage spaces are available exclusively to those who have rented a buoy space.

Club-managed spaces are allocated by the relevant boat club.

Winter spaces in winter storage areas

The winter storage period starts on 15 September and ends on 10 June the following year, unless otherwise stated.

Winter storage spaces are available at the Suomenoja, Laajalahti and Otsolahti marinas. Only boat owners domiciled in Espoo can book winter storage spaces. For jointly owned boats, at least 50% of the owners must be domiciled in Espoo.

Lessees are not allowed to keep two boats, other vessels or trailers side by side or one behind the other in a winter storage space.

A boat stored in a winter storage space must have an identifier provided by the lessor. The identifier must be placed in a clearly visible location, such as on the boat or its trailer, cradle or protective cover.

Masts should be kept in a mast rack if they do not fit inside the designated area. Keeping masts upright is prohibited.

Masts stored in the mast rack must have:

- details of the winter storage space
- spreaders removed
- wires and similar items secured to the mast so that they do not hang or scratch other masts.

The lessee must ensure that a boat in winter storage is properly supported and that the protective cover is properly secured. The boat and its docking equipment must fit inside the winter storage space.

No separate permanent structures or boat shelters are allowed in the storage area. Any such items must be removable.

The lessee must ensure that no danger, injury, harm or other damage is caused to the structures, equipment and fittings of the winter storage area or to other users of the area or their property. The

lessee is liable for any injury, damage, or harm caused to the City of Espoo or to third parties by their boat, winter storage equipment, or any devices they own or control.

Storage of boats and docking equipment in a winter storage area is only allowed during the winter storage season. A boat owner is obliged to remove the equipment and clean up the area immediately after the end of winter storage or temporary docking.

Docking equipment brought to the winter storage area before the start of the winter storage season will be removed from the area by Espoo's Sports and Exercise Unit at the expense and risk of the owner of the equipment.

Espoo's Sports and Exercise Unit may, without obligation, move or take possession of a boat, trailer or cradle that has been stored in an unauthorised location, placed in winter storage without an identifier, or docked without permission during the boating season. The costs will be charged to the lessee.

Only built-in fuel tanks are allowed to contain flammable liquids in boats stored in the winter storage area. Storing other flammable liquids/materials or gas cylinders in boats is strictly prohibited.

Boat owners/holders must keep their boat storage space clean and tidy. Mixed waste should be placed in large waste containers, and waste from the painting of hulls and engine maintenance/repair should be put in the hazardous waste container. The door to the hazardous waste container must be kept closed.

All maintenance, repair and outfitting work in the winter storage area must be done carefully and neatly, in compliance with safety and environmental regulations. These activities must not cause harm, disturbance or danger to other users, their property, or other boats in the area. Hot work (e.g. welding) is strictly prohibited in the winter storage area. When using a heat gun, fire extinguishing equipment must be present at the work site. Washing boats with solvents or strong detergents is prohibited in winter storage areas.

Snow conditions may affect the usability of the area in the winter.

After 10 June, any docking equipment left in the winter storage area is considered abandoned. Espoo's Sports and Exercise Unit will remove abandoned docking equipment, either for scrapping or storage. Costs for removal, scrapping, storage or cleaning will be charged to the lessee.

After the winter storage season, summer storage of cradles and trailers is only allowed in designated areas.

Summer storage

The summer storage season runs from 11 June to 14 September, unless stated otherwise.

Summer storage is only available in the Suomenoja marina, and a map of the summer storage area can be found online.

Summer storage is intended only for those who have booked a berth. Separate areas are allocated for trailers and cradles.

The summer storage area must be emptied by 15 September. After 14 September, any docking equipment left in the summer storage area is considered abandoned. Espoo's Sports and Exercise Unit will remove abandoned docking equipment, either for scrapping or storage. Costs for removal, scrapping, storage or cleaning will be charged to the lessee.

Ämmäsmäki storage area

The Ämmäsmäki storage area is intended for the storage of boats and trailers. The lease period for a place there is from 15 September to 14 September the following year.

Lessees are not allowed to keep two boats, other vessels or trailers side by side or one behind the other in a storage space.

A boat stored in a storage space must have an identifier provided by the lessor. The identifier must be placed in a clearly visible location, such as on the boat or its trailer, cradle or protective cover.

Masts should be kept in a mast rack if they do not fit inside the designated area. Keeping masts upright is prohibited.

Masts stored in the mast rack must have:

- details of the storage space
- spreaders removed
- wires and similar items secured to the mast so that they do not hang or scratch other masts.

The lessee must ensure that a boat in a leased storage space is properly supported. The lessee must ensure that the protective cover is properly secured. The boat and its docking equipment must fit inside the storage space.

An electronic access pass will be available from the Suomenoja marina once the storage space has been paid for. Access passes are personal and cannot be transferred to another person. The holder is responsible for the proper use of the pass. When the lease period for the storage space ends, the access pass must be returned to the Suomenoja marina.

No separate permanent structures or boat shelters are allowed in the storage area. Any such items must be removable. Boat owners/holders must keep their boat storage space clean and tidy. Mixed waste should be placed in large waste containers, and waste from the painting of hulls and engine maintenance/repair should be put in the hazardous waste container. The door to the hazardous waste container must be kept closed.

The washing of boat hulls is only allowed in the washing areas in front of the entrance gate.

Only permanently installed fuel tanks are allowed to contain flammable liquids in boats stored in the storage area. Storing other flammable liquids/materials or gas cylinders in boats is strictly prohibited.

All maintenance, repair and outfitting work in the storage area must be done carefully and neatly, in compliance with safety and environmental regulations. These activities must not cause harm, disturbance or danger to other users, their property, or other boats in the area. Hot work (e.g. welding) is strictly prohibited in the storage areas. When using a heat gun, fire extinguishing equipment must be present at the work site.

After the lease period, any docking equipment left in the storage area is considered abandoned. Espoo's Sports and Exercise Unit will remove abandoned docking equipment, either for scrapping or storage. Costs for removal, scrapping, storage or cleaning will be charged to the lessee.

Espoo's Sports and Exercise Unit may, without obligation, take possession of a boat, trailer or cradle that has been stored in an unauthorised location, placed in storage without an identifier, or docked without permission. The costs will be charged to the lessee.

Snow conditions may affect the usability of the area in the winter.

BOAT MAINTENANCE AND REPAIRS

Users of marinas and the Ämmäsmäki storage area must keep the area clean and tidy while also protecting the environment. All waste and rubbish must be promptly taken to the appropriate waste containers or official waste collection points.

Lessees must ensure that no waste, hazardous substances or pollutants are released into the water, air or soil that could degrade the quality of the shoreline, land, seabed, water or air. In the event of an accident, the lessee is obligated to immediately report the situation to rescue and environmental authorities and take necessary cleanup actions.

Espoo Environmental Protection Regulation, section 14

When washing boats in the water, solvents or other harmful substances must not be discharged into the sea or other water bodies. When washing or removing primer paint from boats on land, the release of harmful substances into the soil must be prevented as far as possible. Sanding dust and other harmful waste originating from the boats must be delivered to an appropriate collection point or treatment facility.

Glycol, which is used to protect the engine cooling systems during winter storage, must be collected in spring and treated as hazardous waste. Engines should be test-run while the boat is still on land in spring to prevent glycol from entering the sea.

Oil changes in the marinas and the Ämmäsmäki storage area must be carried out in such a way that no oil can enter the soil or water bodies. Waste oil must be carefully collected and disposed of in the hazardous waste container for oils.

Sandblasting, glass bead blasting, or similar methods are prohibited in marinas and the Ämmäsmäki storage area. Soda blasting is allowed. When cleaning boat hulls, soil contamination must be prevented for example by placing a tarp under the boat. All waste must be collected and

taken to a hazardous waste collection point. Sanding dust must also be prevented from spreading into the environment.

The removal of toxic paint is only permitted in the washing area in Ämmäsmäki, which is equipped with an oil and sediment separator.

Boat repair needs

If the boat is not seaworthy, or if it must be left in the winter storage area or lifted out of the water due to repairs or another urgent reason between 10 June and 14 September, the lessee must notify the maintenance unit at the Suomenoja marina, which may grant a temporary permit for docking the boat in the repair area. The notification must be made without delay, on the next possible working day. The use of the repair area is subject to a fee. A weatherproof notice, available from the Suomenoja marina must be attached to the boat. The notice must be clearly visible.

SAFETY

Rescue routes located and marked on marina land areas and in winter storage areas must always be kept clear – blocking or obstructing them in any way is strictly prohibited. Parking vehicles, docking boats, or storing materials or goods on fire and rescue routes is strictly prohibited.

Activities on the dock area must not cause harm, disturbance or danger to other users, their property, or other boats in the area. Dock gates must be kept closed. Lessees must not give the keys to outsiders or make copies of them. Fixed structures in the dock area must not be altered, removed or detached.

LIABILITY FOR DAMAGES

Espoo's Sports and Exercise Unit is not liable for any material damage or bodily injury caused by vandalism, theft, storms, floods, abnormal weather conditions, toxins, fuels or other similar substances, or fires.

If a boat sinks in the marina area, the owner/holder of the boat must take immediate action to lift the boat and prevent oil spills or other leaks. The boat must be lifted within two weeks of the incident. If action is not taken within two weeks, the boat will be lifted by Espoo's Sports and Exercise Unit at the owner's/holder's expense and risk. The lessee or guest boat holder is always responsible for all costs related to lifting the boat, cleaning up spills, preventing hazards, and restoring and cleaning the area.

To prevent damage, berth lessees are responsible for monitoring water level changes at their berth.

Any damage or defects noticed in docks, related structures, equipment, moorings, or similar installations must be reported immediately to the City of Espoo's online feedback system or, in the

event of serious danger, by calling the emergency number 112.

TAKING POSSESSION AND REDEMPTION

Espoo's Sports and Exercise Unit may, without obligation, move a boat, trailer or other item that has been abandoned or placed in an unauthorised location in the marina or does not have an identifier.

The city is not liable for damage to boats, trailers or other items taken into possession.

A boat, trailer, or other item must be redeemed within three months from the date it was taken into possession. The item can be redeemed by its certified owner by paying the costs of removal and storage. After payment, redemption must be carried out within one week. The list of removal and storage costs is available on the city's website.

If the boat, trailer or other item is not redeemed within three months from the date it was taken into possession, the city may scrap or dispose of the item or sell it via public auction, which will be announced separately.

NOTIFICATIONS

You can find up-to-date information on the city's website.

Espoo's Sports and Exercise Unit has the right to send notifications, announcements or requests to the latest email address provided by the lessee. Notifications are considered delivered within 3 days of sending.

Notifications intended for a boat owner or holder may also be attached directly to the boat, especially in cases of unpaid berths, trailer parking spaces or winter storage spaces, or if the boat is in the wrong space. The recipient is considered to have received the notification seven days after the notification is attached to the boat.

Information to authorities

Details of the person booking the boat space may be provided to authorities (e.g. police, rescue services) upon a justified request.

SUPPLEMENTARY INSTRUCTIONS

Exceptions and monitoring

Espoo's Sports and Exercise Unit may issue supplementary instructions and temporary exceptions or regulations to the terms, rules and instructions, within the limits of its authority.

Compliance with these terms, rules and instructions is monitored by Espoo's Sports and Exercise Unit or by a boat club authorised by the city.

Use of electricity in marinas and the Ämmäsmäki storage area

Electricity is available in marinas and the Ämmäsmäki storage area from 15 March to 30 November, and boaters can use it for boat repairs, maintenance and battery charging. The maximum current is 10 A or about 2,400 W.

Electricity may only be used for maintenance and repair equipment, and devices may only be connected while work is being done. Use for other purposes, such as heating boats, is strictly prohibited.

Any extension leads used must be suitable for outdoor use and installed in a way that does not pose a tripping or other hazard to people.

Unsupervised use of electricity is prohibited.

Unsupervised, dangerous or misused cables will be removed. The cables can be redeemed from the Suomenoja marina by arrangement.

Espoo's Sports and Exercise Unit does not pay for emergency electrical work ordered by lessees, e.g. on weekends.

Boat battery charging is permitted on the last weekend of January.

Water use in marinas and the Ämmäsmäki storage area

The water points at marinas and the Ämmäsmäki storage area are connected to the summer water supply and are generally available between the first week of May and mid-October of each calendar year. Weather conditions may affect the time during which water points can be used. Water must be used with care and not wasted.

Solvents and strong detergents may only be used in the designated washing areas in Ämmäsmäki. Boats in the water may only be washed using water.

Living and overnighting on a boat

Living on a boat in a marina, winter storage space or the Ämmäsmäki storage area is strictly prohibited. Overnight stays, even temporary ones, are not allowed in a winter storage area or the Ämmäsmäki storage area.

Parking in marinas and boat storage areas

Vehicles may only be parked in designated spaces and areas.

Parking of camper vans and caravans (as well as camping or overnight stays in them) in winter storage spaces or the Ämmäsmäki storage area is prohibited.

Marina surveillance

The Suomenoja marina and the Ämmäsmäki storage area are under video surveillance.

Other instructions and regulations

1. Boats must be moved immediately if requested due to maintenance, repair, construction, land/water use changes, major events, etc., taking place in marinas and storage areas.
2. The city may assign the lessee another boat space of a similar size, temporarily or permanently.
3. In marina areas, boaters must observe speed limits – and reduce speed even further if the waves made by the boat disturb others.
4. A boater is obliged to dispose of their waste by sorting it into the waste containers designated for different types of waste.
5. Only lessees and members of boat clubs that have a right-of-use agreement with the city may store boats and boat-related docking equipment in marina areas owned by the city.
6. Swimming is prohibited in marina and dock areas.
7. Fishing is prohibited in marina and dock areas.
8. Storing goods, gutting fish, or cleaning fish nets in dock areas is strictly prohibited.
9. Lessees must follow the Public Order Act, environmental protection legislation, and other valid Finnish laws and official instructions and regulations, as well as the city's environmental regulations and the marinas' waste disposal guidelines.
10. Disputes concerning boat space bookings are resolved primarily by negotiation, and only secondarily in the District Court of Länsi-Uusimaa.