



PLATTING PROPERTY IN MINNEHAHA COUNTY

WHEN IS A PLAT REQUIRED?

A plat is required for all property being subdivided that is 10 acres or less in size. Properties within the joint jurisdictional area around Sioux Falls are required to be platted, regardless of the size of the lot.

HOW DO I FIND A SURVEYOR?

Area land surveyors are listed in the phone book under surveyor in the yellow pages. The County does not retain a surveyor for hire.

HOW MUCH DOES A PLAT COST?

The surveyor will charge a fee for their service. The County Planning Department charges a plat review fee of \$250.00 plus \$25.00 per lot.

WHAT DO I OWE FOR TAXES?

Taxes are due for the entire current year on both the property being platted, and on the parcel of land the new lot is being split from. For more information contact the Treasures Office at 367-4216.

WHAT OTHER FEES ARE INVOLVED?

The Register of deeds charges a filing fee of \$10.00 for the first page and \$5.00 for each additional page.

WHERE DO I BRING THE PLAT IN THE COUNTY?

After you receive the plat from the surveyor, it should be taken to the County Planning Department located on the 3rd floor of the County Administrative Building. The plat review fee will be due at that time.

WHAT DO I SUBMIT TO THE PLANNING DEPARTMENT?

In addition to the plat (mylar copy), two full size paper copies and one 8 x 11 copy of the plat must be submitted. A plat application, available on this website or from your surveyor, must also be submitted.

HOW LONG DOES IT TAKE TO HAVE A PLAT APPROVED?

Plat review by the Planning Department takes approximately one week. The deadline to submit a plat is 10:00 am on Tuesday. The plat will be ready to be picked up the next Tuesday at 8:00 am. Any corrections needed on a plat could extend the review time.

WHERE ARE THE JOINT PLATTING AREAS IN THE COUNTY?

There are joint platting areas around the cities of Sioux Falls, Brandon, and Dell Rapids. Plats within these areas must be approved by the governing bodies of those cities. The

plat should first be submitted to the City for approval, prior to submittal with the County Planning Department.

WHAT IS INVOLVED WHEN PLATTING A NEW ROAD?

Any new road being platted requires an additional text block under the owner's certificate portion of the plat. This certificate must specify who will maintain the road. New roads also require a street sign. The cost for each sign is \$117.00 and this must be paid at the time the plat is submitted to the Planning Department. The County Highway Department will install the sign.

ADDITIONAL INFORMATION

The County Planning Department is located on the 3rd floor of the County Administration Building at 415 N. Dakota Ave., in Sioux Falls. The phone number is 367-4204.