



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services

300 Sixth Street

P: 605-394-4120 F: 605-394-6636

Important information - Note the following when filing a complaint:

- The City adopts ordinances regulating the condition and maintenance of existing buildings. The ordinances include all dwellings and commercial buildings, as well as fences, walls, signs, sign structures, garages, carports, and decks. The current adopted edition is available for review.
- There is no guarantee that the City can rectify a problem with a building or structure. The City is not obligated to act. The City ordinances require the owner (landlord) and tenant to properly care for buildings, structures and the condition of the yard.
- People have rights to be secure in their houses and the City will not perform an unreasonable search or inspection (Constitution Amendment IV). Consent to inspect is required. Also, the City will not inspect where only minors are present, or where the legal tenant is absent.
- You must be a lawful tenant to give consent. Any effort to provide consent by another person is not valid. You may be asked to show proof of a lease agreement and a photo ID.
- South Dakota Codified Law defines obligations of a renter and landlord (SDCL 43-32-6, 43-32-7, 43-32-8). Many complaints are stemming from some sort of a violation of a lease agreement, such as damage, or non-payment of rent. The City is not involved in these civil matters.
- Many complaints are frivolous or unfounded. People often forget to appear, or are nervous about allowing access. Please note that the City incurs much cost to perform inspections. The City can charge \$42 for re-inspection fees per inspection if the complainant fails to appear.
- Often a tenant is served an eviction notice. If you have been served with an eviction notice, the City will not inspect. The eviction notice is a civil matter where the City will not be involved.
- The City ordinances regulating the condition of buildings and structures require that a dwelling be maintained in a clean and sanitary manner. The TENANT is responsible for the cleanliness of the rental unit and any infestation. The landlord is only required to remove infestation prior to the leasing of the unit. Any pests or infestation after occupancy is the tenant's responsibility. City inspectors may not inspect where filthy, unsanitary conditions exist.
- Often the City will invite a Police Officer to observe the inspection or keep the peace. Unlawful activities within a building or structure, or persons with outstanding warrants may be observed.
- The presence of mold is not a violation in itself. Mold and mildew occur naturally and are not mentioned in the City ordinances. Only the causes of wet conditions can be noted at inspections. Often, excessive mold and mildew are the fault of the tenant. Electric baseboard heat is a major contributor to condensation inside the unit. It is advisable to run a fan or move air inside the rental unit that has electric heat to help prevent mold and mildew.
- The City building inspectors only inspect buildings and structures. Inquiries or complaints on unlawful conditions in the yard, outside the building, should be directed to Rapid City Code Enforcement at 355-3465.
- The City may follow up on your complaint. If so, a notice of violation would be sent to the owner. A violation notice will typically require expensive repairs, often making the dispute between the landlord and tenant more difficult to resolve.
- Remember, it is the tenant's responsibility to keep the inside of a building clean and sanitary.



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INSPECTION CONSENT FORM

Commercial Multi-Family Residential Single-family Residential Other

I hereby consent to the Inspection being performed by the City of Rapid City on all buildings on the property listed below.

Property Address:

Person Giving Consent:

Name: _____

Address: _____

Phone: _____

Print Name/Title

Date

Signature

Relationship with Property/Structure:

I am the property owner I am the legal tenant I am the landlord