

**CHAPTER 16-13**  
**ASSURANCES FOR THE COMPLETION OF MINIMUM**  
**IMPROVEMENTS**

**16-13-1**

**ASSURANCES REQUIRED**

- A. Assurances for Subdivisions Within the City Limits. No plats of any subdivision shall be approved unless the improvements required by this Ordinance have been installed prior to such approval, or unless the developer shall have signed an assurance agreement to establish the responsibility for the construction of such improvements in a satisfactory manner and within a period specified by the City Engineer; such period not to exceed three years. An extension to that three-year period may be granted at the discretion of the City Engineer. This assurance agreement shall be recorded with the register of deeds at the time of filing the plat. The City shall require the developer to file with the City a subdivision bond in which the applicant enters into a contract agreeing to install all required improvements. This contract and bond shall be subject to the approval of the City Attorney and may be in the form of a surety bond, certificate of deposit, certified check or other security equal in amount to the estimated cost of improvements.
- B. Assurances for Rural Subdivisions. No plat of any rural subdivision shall be approved unless the improvements required by this Ordinance have been installed prior to such approval, or unless the developer shall have posted a surety bond or irrevocable letter of credit or acceptable cash deposit assuring completion of all required improvements.

No building permits shall be issued until assurances have been filed or all required road improvements have been completed.

**Legislative History:**  
Ordinance #503, 4/23/13

**Authority:**  
SDCL § Ch. 9