

PREPARED BY:
CITY OF LEAD
801 W. MAIN ST.
LEAD, SD 57754
(605) 584-1401

ORDINANCE #1125-26
AN ORDINANCE MODIFYING
SHORT-TERM RENTALS

BE IT ORDAINED by the City Commission of the City of Lead that, pursuant to SDCL 9-19, the City of Lead Ordinances listed below be amended to read as follows:

CHAPTER 156: SHORT-TERM RENTALS

Section

156.01 Defined

156.02 Requirements for short-term rentals

156.03 Complaints and Investigation

156.99 Penalty

§ 156.01 DEFINED.

For the purpose of this chapter, a SHORT-TERM RENTAL is any home, cabin or similar building that is rented, leased or furnished, in part or in its entirety, to the public on a daily or weekly basis for more than 14 days in a calendar year.

(Ord. 1083-22, passed 4-4-2022)

§ 156.02 REQUIREMENTS FOR SHORT-TERM RENTALS.

(A) An application for use as a short-term rental shall be submitted to the city and approved by the city before commencing the use of the rental.

(B) A fee for the application can be set by resolution by the City Commission.

(C) Unattached trailer parking on city streets or lots will not be allowed.

(D) Attached trailer parking on city streets or lots will not be allowed, except for the short period for off-loading and on-loading of vehicles, supplies or equipment. This restriction can be waived by the city, based on the location of the short-term rental and availability of parking in the immediate vicinity.

(E) Vehicle parking on city streets for tenants of short-term rentals will be limited to one vehicle per licensed driver, for a maximum of three vehicles, with no exceptions.

(F) A limit to the number of short-term rentals can be set by resolution by the City Commission.

(Ord. 1083-22, passed 4-4-2022)

§ 156.03 Complaints and Investigation

Each licensed short-term rental shall be permitted up to three (3) valid complaints within any twelve 12-month/license year period.

A complaint shall be considered valid when it is:

1. Reported to the City of Lead Police Department; and
2. Investigated and substantiated by the Lead Police Department or its designee.

Grounds for License Action

(A) Upon the third valid complaint, the City may take enforcement action, which may include:

1. Suspension of the short-term rental license for a period of time; or
2. Revocation of the short-term rental license.

(B) The type and duration of enforcement action shall be determined by the City Commission based on the severity, frequency, and nature of the violations, including but not limited to noise, occupancy limits, parking, disorderly conduct, or other violations of City ordinances or state law.

Notice to Owner-Operator

Written notice of any proposed suspension or revocation shall be provided to the owner and/or operator of the short-term rental. The notice shall include:

1. The basis for the enforcement action;
2. The effective date of the action; and
3. Information regarding the right to appeal.

Right to Appeal

(A) The owner-operator of the short-term rental shall have the right to appeal any suspension or revocation to Circuit Court.

Reinstatement

Following suspension or revocation, a short-term rental license may be reinstated only upon compliance with all applicable City ordinances and any conditions imposed by the City Commission.

§ 156.99 PENALTY.

Any homeowner violating any provision of this chapter shall be subject to a penalty of \$100 per day for every day of the violation.

(Ord. 1083-22, passed 4-4-2022)

Those voting aye:

Those voting nay:

ATTEST:

Dustin Heupel
City of Lead, Mayor
(Seal)

Robin Lucero
City of Lead, City Administrator

First Reading: 1/20/2026

Second Reading:

Published:

Enacted: