

Minutes: Senate Local Government

Wednesday, February 04, 2026 10:00 AM

Roll Call

Present: Sen. Nelson, Sen. Rohl, Sen. Schoenfish, Sen. Smith, Sen. Wipf,
Sen. Duhamel, and Sen. Reed

The meeting was called to order by Senator Reed

MOTION: TO APPROVE THE MINUTES OF WEDNESDAY, JANUARY 28TH

Moved by: Rohl
Second by: Duhamel
Action: Prevailed by voice vote

SB 129 : update references in certain statutes to the 2024 standard building codes.

Presented by: Senator Tim Reed
Proponents: Trent Mohr, South Dakota Building Officials Association
Tim Dougherty, South Dakota Home Builders Association
Justin G. Smith, AIA South Dakota
Sara Rankin, South Dakota Municipal League
Deb Mortenson, Associated General Contractors of South Dakota

MOTION: DO PASS SB 129

Moved by: Smith
Second by: Schoenfish
Action: Prevailed by Majority Members Elect (7-0-0-0)

Voting Yes: Nelson, Rohl, Schoenfish, Smith, Wipf, Duhamel, and Reed

HAVING PASSED UNANIMOUSLY, THE CHAIR CERTIFIED SB 129 AS UNCONTESTED AND AS SUCH BE PLACED ON THE CONSENT CALENDAR.

MOTION: AMEND SB 3

3B

On page 1, line 10, of the Introduced bill, after "structure:
(a) Door" insert ", if the dimensions remain the same"
On page 1, line 14, of the Introduced bill, delete " flashing, shingles, shakes, or tiles" and
insert " coverings and related weatherproofing components"
On page 1, line 15, of the Introduced bill, after "tiles;
(f) Siding" insert ", if nonstructural"
On page 1, line 16, of the Introduced bill, after "and
(g) Window" insert ", if the dimensions remain the same"
On page 1, line 16, of the Introduced bill, delete "; or" and insert a period
On page 1, line 17, of the Introduced bill, after "or" delete "(2) Any interior alteration,
improvement, or renovation of an owner-occupied residential structure, which does not
affect the structure's:"

On page 1, line 19, of the Introduced bill, delete "(a) Air conditioning, electric, heating, plumbing, or ventilation system in a manner requiring any load-bearing modification;
 (b) Foundation;
 (c) Load-bearing walls;
 (d) Roof frame; or
 (e) Support beams." and insert "

Nothing in this section relieves a homeowner from compliance with any other applicable building code or ordinance.

A county, municipality, or township may require building permits for repairs pursuant to this section or substantially similar replacements for exterior parts of any designated historical property as authorized under Chapter 1-19B. "

Moved by: Smith
 Second by: Wipf
 Action: Prevailed by voice vote

SB 3 : limit the types of residential improvements for which counties, municipalities, and townships may require a permit.

Presented by: Mike Rohl, Self

Proponents: Tim Dougherty, South Dakota Home Builders Association
 John C Kunnari, Self

Opponents: Trent Mohr, South Dakota Building Officials Association
 Neil King, South Dakota Building Officials Association
 Barry Dunlavy, South Dakota Building Officials Association
 Craig Matson, South Dakota Association of County Commissioners
 Ope Niemeyer, Self
 Sara Rankin, South Dakota Municipal League

MOTION: DO PASS SB 3 AS AMENDED

Moved by: Nelson
 Second by: Rohl
 Action: Prevailed by Majority Members Elect (4-3-0-0)

Voting Yes: Nelson, Rohl, Wipf, and Reed

Voting No: Schoenfish, Smith, and Duhamel

MOTION: ADJOURN

Moved by: Rohl
 Second by: Duhamel
 Action: Prevailed by voice vote

Anne Reisch, Committee Secretary

 /s/ TIM S. REED
 Tim S. Reed, Chair