

## Real Estate

Document Standards Still Apply [SDCL 43-28-23](#)

Requirements of Recorded Documents [SDCL 7-9-7](#)

Deeds, Mortgages, Assignments, Satisfactions, Easements, Contracts, Resolutions, Surveys, Lis Pendens & Lis Pen Releases, Leases (etc...)	\$30 per document for the first 50 pages. *	<a href="#">SDCL 7-9-15(1)</a>
Transfer Fees for Deeds (This fee applies if there is a consideration)	\$.50 per \$500 of Value	<a href="#">SDCL 43-4-21</a>
Exempt from Transfer fee	Exemption code to be listed on deed	<a href="#">SDCL 43-4-22</a>
Mortgage Assignments (no more than one assignment per document)	\$30 per Assignment for the first 50 Pages *	<a href="#">SDCL 44-8-13</a>
Plats	\$60 per Plat	<a href="#">SDCL 11-3-11</a>
Corner Records	\$10 per Document	<a href="#">SDCL 43-20-10</a>
Notice of Levy and Release of Levy	\$30 per document for the first 50 pages. *	<a href="#">SDCL 15-18-23</a> & <a href="#">SDCL 43-30S-12-4</a> <a href="#">SDCL 7-9-15(1)</a>
Easements filed by Sanitary Districts, Water Development Districts, Water User Districts and any document filed by S.D. Department of Transportation	\$20 per document for the first 3 pages and \$2 per page for additional pages	<a href="#">SDCL 7-9-15(1)</a>
Master Deeds and Master Leases	\$75 per document for the first 50 pages. *	<a href="#">SDCL 43-15A-9</a>

## Liens

Mechanic's Liens and Assignments	\$30 per document for the first 50 pages. *	<a href="#">SDCL 44-9-19</a> & <a href="#">SDCL 7-9-15(1)</a>
Mechanic Lien Satisfactions	No Fee	<a href="#">SDCL 44-9-19</a> & <a href="#">SDCL 7-9-15(1)</a>
Notice of Project Commencement	\$30 per document for the first 50 pages. *	<a href="#">SDCL 44-9-50</a> & <a href="#">SDCL 7-9-15(1)</a>
Undertaking to Release Property (Mechanic's Lien)	\$30 per document for the first 50 pages. *	<a href="#">SDCL 44-4-4</a> & <a href="#">SDCL 7-9-15(1)</a>
Seed & Thresher's Lien Bill and Sale & Add'l Filings	\$30 per document for the first 50 pages. *	<a href="#">SDCL 38-17</a> & <a href="#">SDCL 7-9-15(1)</a> <a href="#">SDCL 7-9-15(1)</a>
Seed & Thresher's Lien Satisfactions	No Fee	<a href="#">SDCL 7-9-15(1)</a>
Federal Tax Liens, U.S. Justice Liens and Releases	\$20 per Lien or Release	<a href="#">SDCL 44-7-8.1</a>
Hospital Lien	\$30 per document for the first 50 pages. *	<a href="#">SDCL 44-12-5</a> & <a href="#">SDCL 7-9-15(1)</a>
Hospital Lien Release	NO Fee	<a href="#">SDCL 7-9-15(1)</a>

## Mineral Records

Oil, Gas & Mineral leases & other documents relating to Mineral or Oil & gas lease exploration and development	\$30 per document for the first 50 pages. *	<a href="#">SDCL 7-9-15(1)</a>
Location Certificate	\$30 per document for the first 50 pages. *	<a href="#">SDCL 45-4-7</a> & <a href="#">SDCL 7-9-15(1)</a>

Affidavit of Labor and Notice of Intent to Hold	\$30 per document for the first 50 pages. * Plus .25 per claim	<a href="#">SDCL 45-4-23</a> & <a href="#">SDCL 7-9-15(1)</a> & <a href="#">SDCL 7-9-15(1)</a>
---	---	--

## Miscellaneous

Fictitious or Business Name Filing or Amendments	\$10 per County Filing	<a href="#">SDCL 37-11-1</a> & <a href="#">SDCL 37-11-2</a>
Dry Draw Location Notices	\$30 per document for the first 50 pages. *	<a href="#">SDCL 46-4-3</a> & <a href="#">SDCL 7-9-15(1)</a>
Military Discharge Records (DD-214) and Certified Copies of DD-214	No Fee to File or for Certified Copies	<a href="#">SDCL 33A-2-8</a>

## UCC Fees

Initial Financing Statement, Continuation, Assignments, Amendment Statements	\$25 per statement plus \$5 for additional pages plus \$3 for additional debtor after the first one.	<a href="#">SDCL 57A-9-525</a> & <a href="#">SDCL 7-9-15(1)</a>
Initial Financing Statement, Continuation, Assignments, Amendment Statements	\$30 per document for the first 50 pages. * <b>(if filed against the real estate)</b>	<a href="#">SDCL 57A-9-525</a> & <a href="#">SDCL 7-9-15(1)</a>
Termination Statement	No Fee for Filing	<a href="#">Rule 5:04:04:05</a>
Termination Statement	\$30 per document for the first 50 pages. * <b>(if filed against the real estate)</b>	<a href="#">SDCL 7-9-15(1)</a>

## Vital Record Fees

Certified Copy of: Birth Certificate, Death Certificate, Marriage Certificate	\$15 per certified Copy Application Required	<a href="#">Rules 44:09:06:02</a> & <a href="#">SDCL 7-9-15(2)</a>
Marriage License The Marriage ceremony must take place within 90 day of the purchase of the License	\$40 per license application Application Required	<a href="#">SDCL 25-1-10</a> & <a href="#">SDCL 25-1-10.1</a> & <a href="#">SDCL 25-1-10.2</a>
Informational Copy of a Birth Certificate, Death Certificate, Marriage Certificate Birth Certificate	\$15 per copy Application Required	
Uncertified Copies of Burial Permits	\$1 per page	<a href="#">SDCL 7-9-15(1)</a>
Certified Copy of a Burial Permit	\$5 per 1 <sup>st</sup> page and \$1 for each additional page of the sale. The charge is per document	<a href="#">SDCL 7-9-15(1)</a>

## Copy Fees for Records and Filed Documents

Fees apply to hard, electronic, microfilm and facsimile copies.  
(There may be other charges that apply per county resolution or per statute)

Certified copies of recorded or filed documents inclusive of UCC filings	\$5 for the 1 <sup>st</sup> page and \$1 for each additional page per requested document.	<a href="#">SDCL 7-9-15(1)</a>
Uncertified copies of recorded or filed documents to include UCC filed documents	\$1 per requested page	<a href="#">SDCL 7-9-15(1)</a> & <a href="#">SDCL 57A-9-525</a>

## Statutorily set search fees for certain instruments

Uniform Commercial Code (UCC) searches. (Searches in the Register of Deeds office only communicated in writing.)	\$20 per name searched	<a href="#">SDCL 57A-9-525</a>
Federal Tax Lien Search (If communicated in writing)	\$20 per name searched	<a href="#">SDCL 44-7-8.2</a>
Federal Tax Lien Search (if the record is communicated by another method or medium)	\$15 per name searched	<a href="#">SDCL 44-7-8.2</a>

\*Documents over 50 pages require the recording fee plus \$2 per each additional page. EXAMPLE= A 52 page document would be \$30 recording fee plus \$2 per additional page for a total of \$34.

Data on the front and back of one piece of paper is considered 2 pages.

No more than one mortgage may be satisfied, continued or assigned in one document.

Any Questions regarding the fees for transactions with our office please feel free to contact our office at 605-256-7614

[lakerod@lake.sd.gov](mailto:lakerod@lake.sd.gov)

or

Lake County Register of Deeds

200 E Center St

Madison, SD 57042