Chariton County, Missouri: written reply to a public-records request

Copied word for word from the county's email to DreamStart Building Company. Personal phone numbers and email addresses are left out.

From: Mitzi Schuchmann, Chariton County Clerk · 660-288-3273

Received: October 23, 2026

The county's reply:

Response to Questions

1 The County does not have zoning for the unincorporated land.

2 The County does not issue building permits

3 Correct

4 The County does not require building inspections

5 The County has no requirements in regard to homeowners doing their own work

6 Correct

7 The County has no minimum lot size for homes

8 The County has no minimum size for homes

9 The County has no limit to homes per parcel

10 The County has no requirement for surveying

11 Correct

12 Commission 660-288-4805

All construction must verify that the site is not in a floodplain area for rural Chariton County.

Mitzi

My email has recently changed to:

[email left out]

Mitzi Schuchmann

Chariton County Clerk

660-288-3273 Phone

660-288-3403 Fax

What we asked:

Our checklist of October 22, 2026 ("Please reply 'all correct', or just tell us the numbers that are wrong or missing"), for unincorporated Chariton County, for a new single-family home:

1. County zoning: does the county have zoning for unincorporated land (county-wide, by township, or none)?

What we have: We don't know yet.

2. Building permit: is a county building or land-use permit required for a new single-family home outside city limits? If so, what is the fee?

What we have: We don't know yet.

3. Building code: has the county adopted a residential building code (for example the IRC), and which edition?

What we have: None adopted. The Missouri Department of Economic Development's 2021 county building-code data lists no adopted residential code for Chariton County.

4. Inspections: which inspections does the county require for a new home (footing, rough-in, final), if any?

What we have: We don't know yet.

5. Owner's own work: may a property owner do their own electrical and plumbing, or is a licensed contractor required?

What we have: We don't know yet.

6. Septic: who issues septic permits (county health department, a county office, or the state), the fee, whether a soil test is required, and whether lots of 3 acres or more are exempt?

What we have: The state (DHSS Onsite Program) issues septic permits in Chariton County, not a county office.

7. Minimum lot size for a home, if any (and by district, if zoned)?

What we have: We don't know yet.

8. Minimum home size (square feet), if any?

What we have: We don't know yet.

9. Homes per parcel: how many homes may be built on one parcel?

What we have: We don't know yet.

10. Dividing land: when must land be platted or surveyed before a home can be built?

What we have: We don't know yet.

11. Floodplain: does the county take part in the National Flood Insurance Program, and is a floodplain development permit required? Who is the floodplain administrator?

What we have: FEMA lists unincorporated Chariton County as participating in the National Flood Insurance Program.

12. Who to call: the best office and phone number for building questions on rural land.

What we have: We don't know yet.