Dade 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: Melinda Wright, Dade County Clerk · 417-637-2724

Received: October 23, 2026

The county's reply:

1. Dade County does not have planning and zoning in unincorporated areas.
2. No building permits
3. No building code
4. I would check with the Dade County Health Department, but the County does not
5. County does not have any say in this
6. Correct
7. There is a minimum for septic purposes I believe. You will need to check with the Dade County Health Department 417-637-2345, as they are a separate entity
8. Dade County does not have any regulations to this
9. Check with the Health Department as I do believe there is a limit on the septic
10. I would need more information on this question
11. Our floodplain manager is our Emergency Manager, Michael Irwin, 417-637-0270
12. 417-637-2724

These questions have been answered to the best of our ability at this time. Please contact me if you have any further questions

I will consider this Sunshine Law Request closed, however please reach back out if you need anything else.

Thank you,

Melinda Wright

Dade County Clerk

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 Dade 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 Dade 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 Dade County Health Department issues septic permits under a county ordinance ((417) 637-2345).

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 Dade 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.

From: Melinda Wright, Dade County Clerk

Received: October 30, 2026

Numbered to match our checklist: 4 inspections, 7 minimum lot size, 9 homes per parcel, 10 dividing land.

The county's reply:

4. Correct, although the Health Department may have other inspections. You will have to check with them

7. County does not have a document.

9. County does not set a limit. Contact the Health Department

10. I would expect that if someone wanted to split acres off of a larger tract that the lender or title company would require that it be recorded, but I am unaware of any requirement by the County. You may check with the Recorder of Deeds, 417-637-5373

All of these answers are pursuant to UNINCORPORATED land, OUTSIDE of City limits. ALL answers would be different and subject to City Ordinances if located inside any city limits.