Hickory 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: Tamara Weidman, Hickory County Clerk, Hickory County Commission, P.O. Box 3, Hermitage, MO 65668 · 417-745-6450

Received: October 23, 2026

The county's reply:

There is no planning and zoning in Hickory County. I've attached a letter for you.

Thank you,

Tamara Weidman

Hickory 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 Hickory 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. The county website FAQ says "There are no building codes in Hickory County. Exception - Sewer Ordinance for 3 acres or less - contact the Hickory County Health Department".

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 Hickory County Health Department ((417) 745-2138) handles septic under a sewer ordinance for lots of 3 acres or less; the county FAQ says soil testing is done at the extension 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: We don't know yet.

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

What we have: We don't know yet.

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Received: October 23, 2026

Letter from the County Commission, attached to the email (text copied from the scanned letter):

The county's reply:

HICKORY COUNTY COMMISSION

P.O. Box 3 - Hermitage, Missouri - 65668-0003

417-745-6450 Tamara Weidman, Clerk

Robert Sawyer, Presiding Commissioner · Larry Lightfoot, Associate Commissioner · Rick Pearson, Associate Commissioner

October 23, 2026

To Whom It May Concern:

Hickory County does not have zoning and planning regulations. There are no County building codes, thus no county permits are required, and the County is not in the process of adopting any of the aforementioned programs, regulations or codes. Hickory County does not issue Certificates of Occupancy.

Hickory County does have a sewer ordinance for all single-family resident properties of less than three (3) acres and includes all properties abutting Corps of Engineers property on Lake Pomme de Terre. For single residence property of three (3) acres or more and not abutting Corps. property the ordinance is not applicable. Further information on this ordinance should be obtained from the Hickory County Health Department.

Hickory County does however need to issue an encroachment permit if there is a need to put a driveway/culvert in. The Road and Bridge supervisor will come to take a look at the site and determine the size and need of the culvert. If you need this, email or call my office and I will make arrangements to have him take a look at the site.

Should you have additional questions, or if we may be of further help, please contact this office.

Sincerely,

(signed) Tamara Weidman

Hickory County Clerk

From: Tamara Weidman, Hickory County Clerk

Received: October 30, 2026

Emailed in reply to our request.

The county's reply:

As stated in the letter there is no planning and zoning in Hickory County therefore none of those apply to Hickory County. There is no planning and zoning department to regulate building codes, size, homes per parcel, dividing land etc. The County does not participate in the National Flood Insurance Program. We are a rural county, and there is NO planning and zoning or inspections of any kind.