Pettis 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: Megan Page, Pettis County Clerk, 215 E 5th St, Sedalia, MO 65301 · (660) 826-5000 x400

Received: October 30, 2026

Numbered to match our 12-item checklist: 7 minimum lot size, 8 minimum home size, 9 homes per parcel, 10 dividing land, 11 floodplain, 12 who to call.

The county's reply:

This is the first time we have received a request from your email address. Please see our response below.

1. Pettis County does not have Planning and Zoning.
2. No building permits are required from Pettis County.
3. Pettis County does not have building codes.
4. Pettis County does not require inspections.
5. Pettis County does not require specific electricians or contractors.
6. Septic permits are issued by the Pettis County Health Department.
7. No minimum required.
8. No minimum required.
9. No requirement.
10. None required.
11. Flood plain ordinance attached. Trish Roda is our administrator. 660-826-5000 x317
12. Pettis County Commission.

All of these requirements are for Pettis County ONLY. If you build within city limits, please contact the city you are building in for specific information about their requirements.

[Attached: Commission Order 03-2023 #1867, Floodplain Management Ordinance, September 29, 2023, 27 pages]