Scotland 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: Tammy Kirchner, Scotland County Clerk, 231 South Market Street, Room 2, Memphis, MO 63555 · (660) 465-7027

Received: October 30, 2026

The county typed its answers into our checklist. The short item names are ours; the answers are the county's words.

The county's reply:

1. County zoning: NO zoning
2. Building permit: NO building permit
3. Building code: NO code
4. Inspections: No inspections outside the city of Memphis
5. Owner's own work: No permit required.
6. Septic: The county does not issue. I do not know who you have to talk to.
7. Minimum lot size: None for county, City of Memphis you need to talk to them.
8. Minimum home size: NONE
9. Homes per parcel: No issue
10. Dividing land: Yes
11. Floodplain: The county does not have a permit
12. Who to call: No zoning or permitting

From: Tammy Kirchner, Scotland County Clerk, 231 South Market Street, Room 2, Memphis, MO 63555 · (660) 465-7027

Received: November 4, 2026

Reply to our follow-up of November 4, 2026, about item 5 (our question: your reply says "No permit required." Does that mean an owner may do their own electrical and plumbing without a licensed contractor?) and item 10 (our question: when must land be platted or surveyed before a home can be built?).

The county's reply:

5. We do not have permits, but you will have to contact the City of Memphis if it is within the city limits.

10. I do not handle this, but it all has to be recorded.

Scotland County Clerk
Tammy Kirchner
231 South Market Street, Room 2
Memphis, MO 63555
Phone (660) 465-7027