Shannon 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: Beth (Stewart) Long, Shannon County Presiding Commissioner, PO Box 187, Eminence, MO 65466 · 573-226-3414 ext. 1 (the County Clerk forwarded our request to her)

Received: October 28, 2026

The Presiding Commissioner typed her answers under each item of our checklist, each starting with "*". Our "What we have" lines are kept so the answers make sense.

The county's reply:

Good Morning,

For unincorporated Shannon County (outside city limits), for a new single-family home:

1. County zoning

What we have: We don't know yet.

*Shannon County does not have any Zoning

2. Building permit

What we have: We don't know yet.

*Shannon County does not require building permits

3. Building code

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

*Shannon County does not require building code

4. Inspections

What we have: We don't know yet.

*N/A

5. Owner's own work

What we have: We don't know yet.

*Yes, owner can complete their own work

6. Septic

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

* Contact DNR or local health department

7. Minimum lot size

What we have: We don't know yet.

*N/A

8. Minimum home size

What we have: We don't know yet.

*N/A

9. Homes per parcel

What we have: We don't know yet.

*N/A

10. Dividing land

What we have: We don't know yet.

*This is something financing agent would have requirements on

11. Floodplain

What we have: We don't know yet.

*N/A

12. Who to call

What we have: We don't know yet

Shannon County does not have any of these requirements per the County. Although, certain subdivisions or cities within Shannon County may have their own requirements that would be a HOA question.

If you have follow up questions, please don't hesitate to email back or call 573-226-3414 ext. 1

Thank you,

Beth(Stewart)Long

Presiding Commissioner

PO Box 187

Eminence, MO 65466

573-226-3414

[email left out]

From: Beth (Stewart) Long, Presiding Commissioner, Shannon County, PO Box 187, Eminence, MO 65466 · 573-226-3414

Received: November 6, 2026

Reply to our follow-up of November 4, 2026, about item 6 (septic) and item 11 (our question: your reply says N/A. Does that mean the county is not in the National Flood Insurance Program and has no floodplain permit?). Only the floodplain answer is shown here; the septic answer is held while we check it against the state's septic rules.

The county's reply:

11. Shannon County does not take part in the National Flood Insurance Program

I hope this information is helpful.

Thank you,

Beth(Stewart)Long

Presiding Commissioner

PO Box 187

Eminence, MO 65466

573-226-3414