Sullivan 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: Rachael Hall, Sullivan County Clerk, 109 N Main St, Suite 5, Milan, MO 63556 · 660-265-3786

Received: October 23, 2026

The county's reply:

Sullivan County has no planning or zoning rules or regulations of our

own.

Rachael Hall

Sullivan County Clerk

109 N Main St, Suite 5

Milan, MO 63556

660-265-3786

**PLEASE UPDATE MY EMAIL ADDRESS TO [email left out]. I NO LONGER

USE [email left out] OR [email left out]

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 Sullivan 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 Sullivan 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 state (DHSS Onsite Program) issues septic permits in Sullivan County, not a county 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: FEMA lists unincorporated Sullivan County as not 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: Rachael Hall, Sullivan County Clerk, 109 N Main St, Suite 5, Milan, MO 63556 · 660-265-3786

Received: November 4, 2026

Reply to our follow-up of November 4, 2026. The Clerk typed her answers (in red) into our list of open items; the short item names are ours, the answers in capitals are the county's.

The county's reply:

Please see the answers in red below. Thank you.

2. Building permit: NO

3. Building code (What we have: None adopted, per the state's 2021 data): CORRECT

4. Inspections: NONE

5. Owner's own work (may a property owner do their own electrical and plumbing?): WE HAVE NO REGULATIONS AGAINST THIS

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

7. Minimum lot size: NONE

8. Minimum home size: NONE

9. Homes per parcel: WE HAVE NO REGULATIONS AGAINST THIS

10. Dividing land: WE HAVE NO REGULATIONS AGAINST THIS

11. Floodplain (does the county take part in the National Flood Insurance Program?): NO

12. Who to call: COUNTY CLERK 660-265-3786

Rachael Hall
Sullivan County Clerk
109 N Main St, Suite 5
Milan, MO 63556
660-265-3786