Vernon 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: Shelly Baldwin, Vernon County Recorder of Deeds, 100 W. Cherry Street, Suite 11, Nevada, MO 64772 · 417-448-2520

Received: October 23, 2026

The county's reply:

Vernon County does not have any zoning restrictions. But if you are building in a platted subdivision, that subdivision could have restrictions. Those restrictions would be available when they do a title search of the property. Alternatively, you can contact the Recorder of Deeds Office and we can get a copy of those restrictions for you. If you need to divide a piece of land, you will need a survey to create a new legal description. The county does not have a county surveyor but several surveyors work locally. You can call the Recorder of Deeds Office anytime with questions at the number below.

Shelly Baldwin
Vernon County Recorder of Deeds
100 W. Cherry Street, Suite 11
Nevada, MO 64772
4174482520

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 Vernon 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 found no county zoning on the county website. We understand the county has township boards; does any township in Vernon County have zoning?

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 Vernon 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 Vernon County Health Department issues septic permits under a county ordinance ((417) 667-7418).

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 Vernon County as participating 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: Shelly Baldwin, Vernon County Recorder of Deeds, 100 W. Cherry Street, Suite 11, Nevada, MO 64772 · 417-448-2520

Received: October 30, 2026

Emailed in reply to our request.

The county's reply:

Vernon County has no zoning restrictions, so there are no restrictions on inspections, home size, lot size, or the number of homes per parcel. The only time any of those issues come into play is if the property is in a dedicated subdivision. If the property is in a subdivision then restrictions might apply. But you will only know that after a title search or you can ask about it in the Recorder of Deeds Office. Septic systems are permitted through the Health Unit and you have that number. And the flood plain manager is Joe Wilson and his number is 417-448-2505. I hope this helps if you need anymore information please let me know.

From: Adrienne Lee, Vernon County Clerk, Local Election Authority, 100 West Cherry Ste. 6, Nevada, MO 64772 · 417-448-2500 ext. 1

Received: November 5, 2026

Reply to our follow-up of November 4, 2026, which listed only the open items with what we had (copied below).

The county's reply:

Hello John,

After reading the questions I can confirm everything is correct. If there is anything else we can assist with please let us know.

Respectfully,

Adrienne Lee

Vernon County Clerk

Local Election Authority

100 West Cherry Ste.6

Nevada Mo.64772

417-448-2500 ext,#1

What we asked:

Our follow-up of November 4, 2026, for unincorporated Vernon County, for a new single-family home ("Please reply 'all correct', or just tell us what is wrong or missing"):

2. Building permit: What we have: We read your reply as no county building or land-use permit for a new home. Is that right?

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 Vernon County.

5. Owner's own work: What we have: We read your reply as no county rule, so an owner may do their own electrical and plumbing. Is that right?