The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Comparing 2018 to 2019, total building permits increased 6.3% (475 vs 447). Residential permits decreased 5.6% (253 vs 268) as compared to an increase of 24% (222 vs. 179) in the total number of commercial permits.

In addition, both building square footage and building value can be evaluated to better understand the scale of investment the City of Topeka experienced in 2019.

In 2019, building square footage increased by 114% compared to 2018, (4,066,748 sq. ft. vs. 1,897,889 sq. ft.). The value of building permits increased by 107% ($215,260,918 vs. $103,795,760). The table below shows the Top 10 Permits by valuation for the year of 2019.

* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.
Residential Growth

The Planning & Development Department tracks the total number of residential building permits issued in the City of Topeka as an indicator of housing growth. The number of new residential building permits (by units) decreased 6.6% from 2018 (114 vs 122). Additions and alterations decreased by 8.3% from 2018 to 2019 (177 vs 193).

In order to evaluate 2015 policy changes made in the Topeka Land Use and Growth Management Plan 2040 (LUGMP) Planning & Development tracks the number and location of new residential dwelling units created within Topeka (City), the Urban Growth Area (UGA), Topeka’s Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County. The City’s share of new dwelling units compared to all of Shawnee County was 53.5% through 2019 (114 out of 213 units) compared to 50% in 2018.

Additionally, the Planning Department tracks the number of new residential platted lots created within Topeka and the 3-mile ETJ. Residential platted lots within city boundaries increased at nearly double the rate of those located in the 3-mile ETJ demonstrating policies implemented in 2015 continue to limit residential lot creation outside of the city.

Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL’s through the fourth quarter of 2019 to accommodate 8.36 years of housing growth for new single-two-family dwellings. There are also 1,173 platted vacant lots without street access or approved benefit districts. Those lots represent an additional 15.5 years of housing growth for new single/two-family dwellings.
Building Permits

https://maps.topeka.org/BuildingPermits/
3-Mile ETJ, UGA, and City Boundary
New Housing Units — 2019