Residential & Commercial Growth

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

Using 2022 permit data, total building permits are projected by the end of the year to decrease 4.3% from 2021 (522 vs 500). Residential permits are projected to decreased 8% (336 vs 309) and commercial permits are projected to increase slightly by 2.4% (186 vs. 191).

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

By the end of 2022, building square footage is expected to increase by 79.3% (2,096,566 sq. ft. vs. 3,758,579 sq. ft.). The value of building permits is expected to decreased by 10.4% ($165,915,513 vs. $159,431,367). The table below shows the Top 10 Permits by valuation through August 2022.

* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.
The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. The number of new residential building permits (by units), when comparing August 2021 to August 2022, decreased 63.8% from (185 vs 67). Additions and alterations increased by 11.2% from August 2021 to August 2022 (134 vs 149).

Tracking total new housing unit types can be an indicator of more quality housing choices and affordability in keeping with the priorities of the City’s Housing Market Study and Land Use and Growth Management Plan 2040 (LUGMP). From 2010 to 2019, the share of new non-single family units surprisingly did not grow, accounting for only 39% of new units. While the sample size is much smaller, an important reversal of that trend (68% non-single family share) is taking place since 2020.

In order to evaluate 2015 policy changes made in the LUGMP, tracking the location of new residential dwelling units created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The City’s share of new dwelling units compared to all of Shawnee County was 50.4% through August 2022 (67 out of 133 units) compared to 75.3% in 2021.

Buildable lots 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 buildable lots at the beginning of 3rd quarter 2022 to accommodate 4.6 years of housing growth for new single-family and two-family dwellings. Planned lots are platted since 1970, but do not have street access. Planned lots can accommodate 9.7 years of housing growth.
Building Permits

https://maps.topeka.org/BuildingPermits/
3-Mile ETJ, UGA, and City Boundary
New Housing Units — August 2022