Residential & Commercial Growth

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 February 2020 to February 2021, total building permits decreased 5.4% (74 vs 70). Residential permits increased 6.7% (45 vs 48) and commercial permits decreased 24% (29 vs. 22).

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

Comparing February 2020 to February 2021, building square footage increased by 111% (237,730 sq. ft. vs. 501,305 sq. ft.). The value of building permits increased by 3.3% ($16,416,519 vs. $16,952,571). The table below shows the Top 10 Permits by valuation through February 2021.

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

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 February 2020 to February 2021, increased 162% from (13 vs 34). Additions and alterations decreased by 35% from February 2020 to February 2021 (34 vs 22).

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. This year, 35% are new non-single family units.

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 81% through February 2021 (34 out of 42 units) compared to 72.2% in 2020 indicating better alignment with LUGMP priorities.
Building Permits

https://maps.topeka.org/BuildingPermits/
3-Mile ETJ, UGA, and City Boundary New Housing Units — February 2021