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 are projected to increase 9% (485 vs 447) by the end of the year. Residential permits are projected to decrease 4% (258 vs 268) as compared to an increase of 27% (227 vs. 179) in the total number of commercial permits.

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

Through 2019, building square footage is expected to increase by 83% compared to 2018, (3,479,058 sq. ft. vs. 1,897,889 sq. ft.). The value of building permits is expected to increase by 108% ($215,960,541 vs. $103,795,760). The table below shows the Top 10 Permits by valuation for the month of August.

Both building square footage and building value can be used to better understand the scale of investment per building permit issued within the City of Topeka.

*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. Residential building permit data is presented from 2000 through 2019. Using year-to-date permit data, residential permits are projected for 2019. The number of new residential building permits (by units) is projected to increase by 7% from 2018 (131 vs 122). Additions and alterations are expected to decrease by 9% from 2018 to 2019.

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 56% through August 2019 (87 out of 155 units) compared to 50% in 2018.

The City’s share of new dwelling units within the 3-Mile ETJ through August 2019 has increased 9% compared to the five year average (61% vs.70%). In that same period, the UGA’s share of new dwelling units has dropped 10% (19% vs. 9%). While the 3-Mile ETJ’s share of new dwelling units has shown little change compared to the five year average (20% vs. 21%).
Building Permits

https://maps.topeka.org/BuildingPermits/