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 total building permits through March of 2019 and March 2020, Topeka experienced a decrease of 4% (102 vs 98). Residential permits increased 39% (44 vs 61) as compared to an decrease of 36% (58 vs. 37) 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.

Comparing building square footage through March of 2019 and 2020, there was a decrease of 47.6% (636,162 sq. ft. vs. 333,553 sq. ft.). The value of building permits decreased by 56.2% ($45,744,453 vs. $20,050,713). The table below shows the Top 10 Permits by valuation for the March 2020.

* 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 through March of 2019 and 2020 (by units), decreased 44.7% from (38 vs 21). Over that same period of time, additions and alterations increased by 46.7% (30 vs 44).

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 48.8% through March 2020 (21 out of 43 units) compared to 53.5% in 2019.

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 direct new residential lot creation inside of the city.

While platted lot inventory inside the city remains high (8+ years), the inventory of homes for sale in the Topeka market is very low. According to Sunflower Association of Realtors, the number of homes for sale in March dropped 19% compared to the same month last year (484 vs. 392) leaving only 1.3 months of supply on the market.

* City of Topeka Housing; Source: Sunflower Association of Realtors
Building Permits

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