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 May 2018 to May 2019, total building permits saw an increase of 5% (186 vs 195). Residential permits showed a decrease of 17% (113 vs 94) as compared to an increase of 38% (73 vs. 101) in the total number of commercial permits.

In addition, 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.

Comparing May 2018 to May 2019, building square footage increased by 80%, (628,087 sq. ft. vs. 1,110,783 sq. ft.). The value of building permits increased by 71% ($41,252,265 vs. $70,347,689). The table below shows the Top 10 Permits by valuation for the month.
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. Comparing May 2018 to May 2019, the number of new residential building permits (by units) decreased by 18% (74 vs 61).

Planning & Development tracks the number and location of new residential dwelling units created within Topeka and Shawnee County in order to evaluate 2015 policy changes made in the Topeka Land Use and Growth Management Plan 2040 (LUGMP).

The city’s share of new dwelling units compared to all of Shawnee County was 60% through May 2019 (61 out of 102 units) compared to 50% in 2018.

For further evaluation, outside the city limits, Topeka’s Extra Territorial Jurisdiction (3-mile ETJ), and Urban Growth Area (UGA) were analyzed.

The city’s share of new dwelling units within the 3-Mile ETJ through May 2019 has increased 13% compared to the five year average (61% vs.74%). In that same period, the UGA’s share of new dwelling units has dropped 13% (19% vs. 6%). While the 3-Mile ETJ’s share of new dwelling units has shown little change compared to the five year average (19.7% vs. 20.5%).
2019 Building Permits

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