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 May of 2019 and May 2020, Topeka experienced a decrease of 8.2% (195 vs 179). Residential permits increased 24.5% (94 vs 117) as compared to a decrease of 38.6% (101 vs. 62) 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 in the City of Topeka.

Comparing building square footage through May of 2019 and 2020, there was a decrease of 39.5% (1,110,783 sq. ft. vs. 672,424 sq. ft.). The value of building permits decreased by 40.4% ($70,347,689 vs. $41,924,747). The table below shows the Top 10 Permits by valuation for the May 2020.
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 May of 2019 and 2020 (by units), increased 197% from 61 to 181. Over that same period of time, additions and alteration increased by 31.7% (60 vs 79).

Additionally, Planning and Development staff tracked total new housing units types (single family and non-single family) from 2000 to 2020. In line with City of Topeka Housing Market Study, total new housing units can be an indicator of more housing choices, in keeping with changing demographic demand.

For the decade of 2000 to 2009, single family and non-single family housing units grew at a relatively even pace. From 2010 to 2019, the share of new single family units surprisingly grew, accounting for 61% of new units for a lower density growth pattern. While the sample size is much smaller, 2020 is on pace to show a significant reversal of this trend.

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 80.8% through May 2020 (181 out of 224 units) compared to 53.5% in 2019.
Building Permits

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