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 January 2018 to January 2019, total building permits saw an increase of 33% (30 vs 40). Residential permits showed an increase of 6% (17 vs 18) as well as an increase of 69% (13 vs. 22) 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 January 2018 to January 2019, building square footage increased by 190%, (95,147 sq. ft. vs. 275,680 sq. ft.). The value of building permits increased by 391% ($4,913,146 vs. $24,133,466). The table below shows the Top 10 Permits by valuation for the month.

* 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. Comparing January 2018 to January 2019, the number of new residential building permits (by units) increased 500% (5 vs. 30).

Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL’s at the end of the Fourth quarter of 2018 to accommodate 10.20 years of housing growth for new single-two-family dwellings. Lauren’s Bay accounts for 204 BPVL’s or 2.27 years of inventory. There are also 1,189 platted vacant lots without street access or approved benefit districts. Those lots represent an additional 13.28 years of housing growth for new single/two-family dwellings.
2019 Building Permits

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