

# Development Services Center

March 2026  
Permit Report

Tami Palmquist– DSC Director



# March 2026 Trends & Highlights

- Construction Valuations grew **\$59.9 million** in March
  - YTD valuations improved to **\$135.76 million**
    - **\$35 million** more than 2025
- Issued Permits for **16 new housing units**
  - **96** dwelling units permitted YTD
    - **66% decrease** over the previous 5-year average
  - **\$24 million** construction valuation for issued housing units YTD
- Several Significant Projects Issued
  - 4 of the largest 10 projects for 2026 were issued in March
    - **Adams Elementary** was issued with a construction value of **\$27.3 million**
    - Airport Fuel Expansion Facility valued at **\$8.8 million**
- Stage Set for a More Dynamic 2026
  - Healthier mix of project types
  - Issued permits include a good balance of Educational, Healthcare, Multifamily, and Commercial projects

# March DSC Activity

## ➤ LAMA Configuration and Testing

- Configuration and testing of the new permit and licensing system continues
- Heavy focus on fees, data migration, and renewable permits and licenses in March
- Notifications to go out to customers about the upcoming conversion including website updates

## ➤ Electronic Document Updates

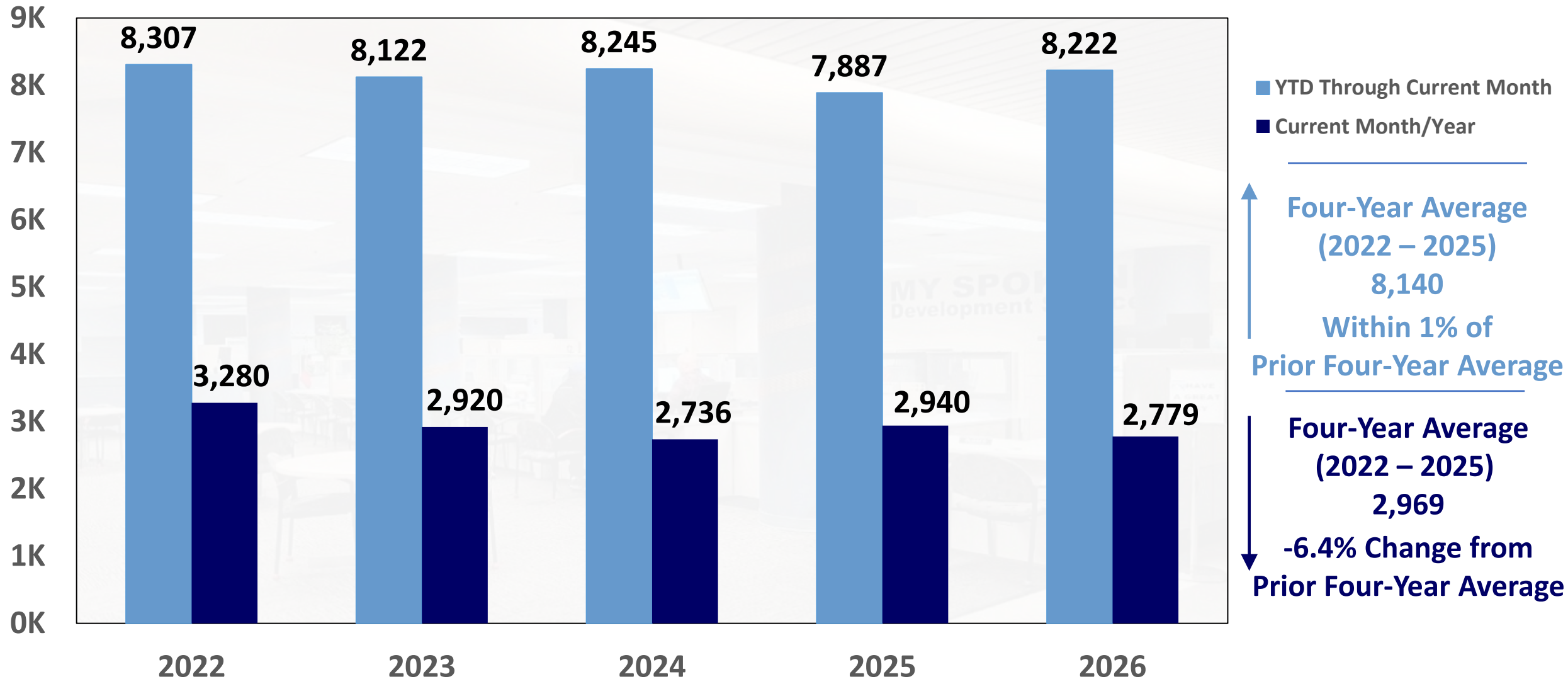
- Began updating our applications and handouts for compliance with [WCAG 2.1 Level AA](#) to improve accessibility for all

## ➤ Building Permit Process Audit

- State audit of our permit processes was finalized
- DSC passed with “*no audit concerns*”

# Total Permit Applications – March 2026 and YTD

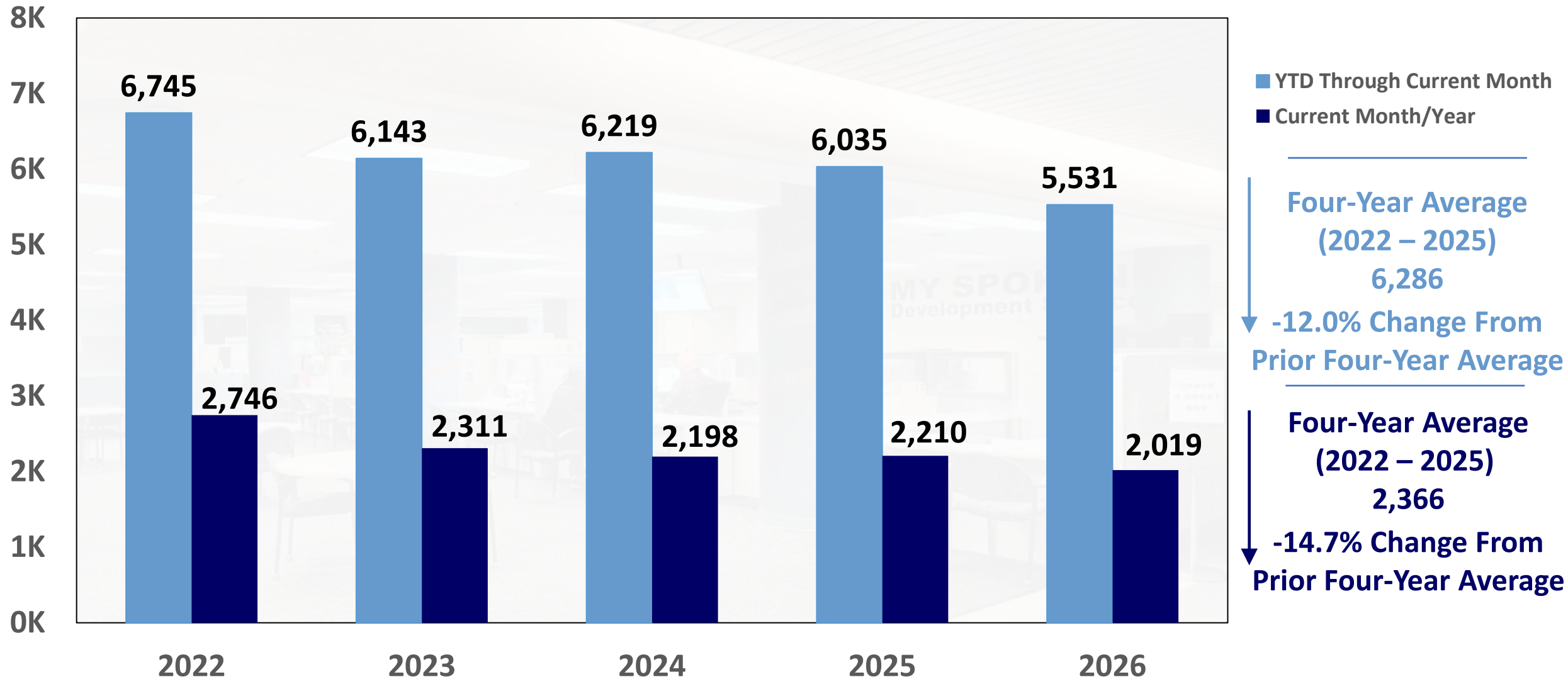
## Construction, Trade, Development, Engineering, & Planning



\* 2022's totals influenced by 2400 boiler records being added back into our system all at once.

# Total Permits Issued – March 2026 and YTD

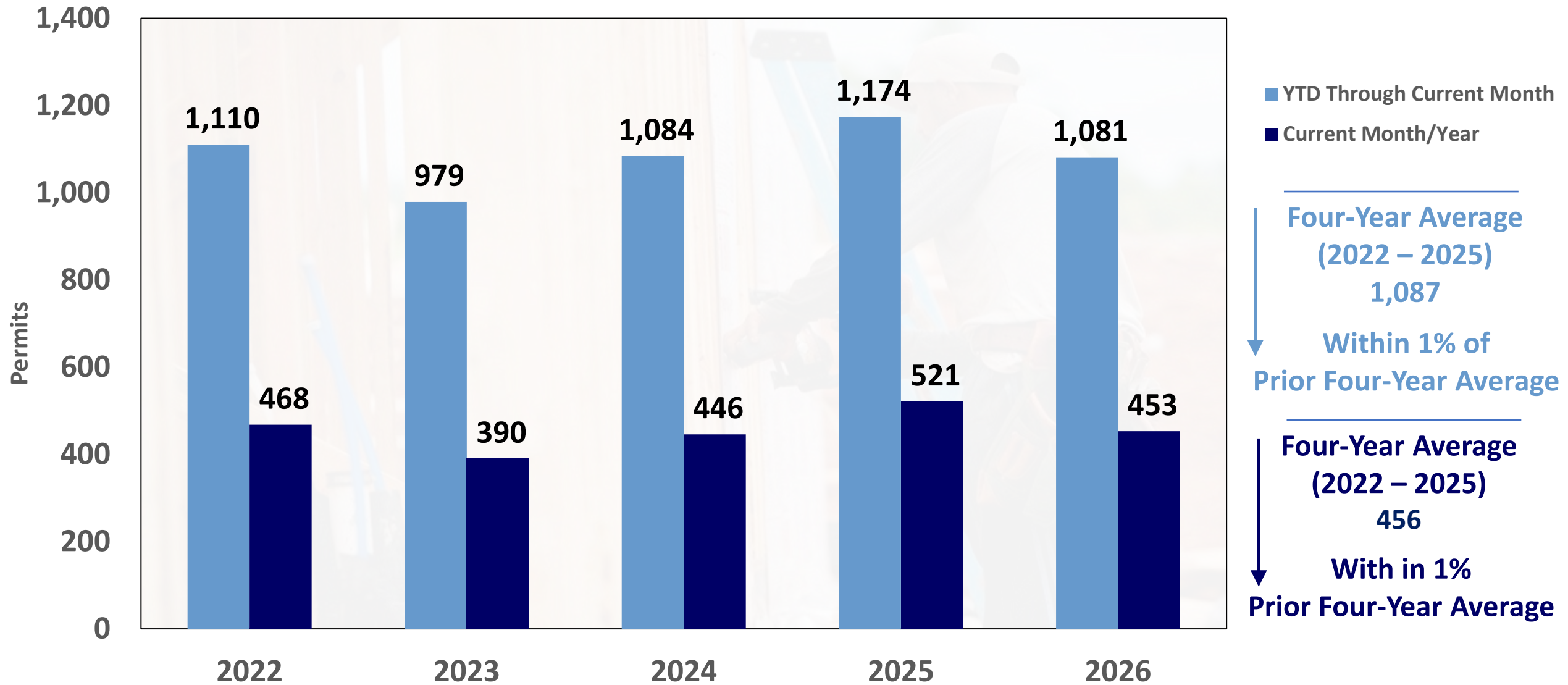
## Construction, Trade, Development, Engineering, & Planning



\* 2022's totals influenced by 2400 boiler records being added back into our system all at once.

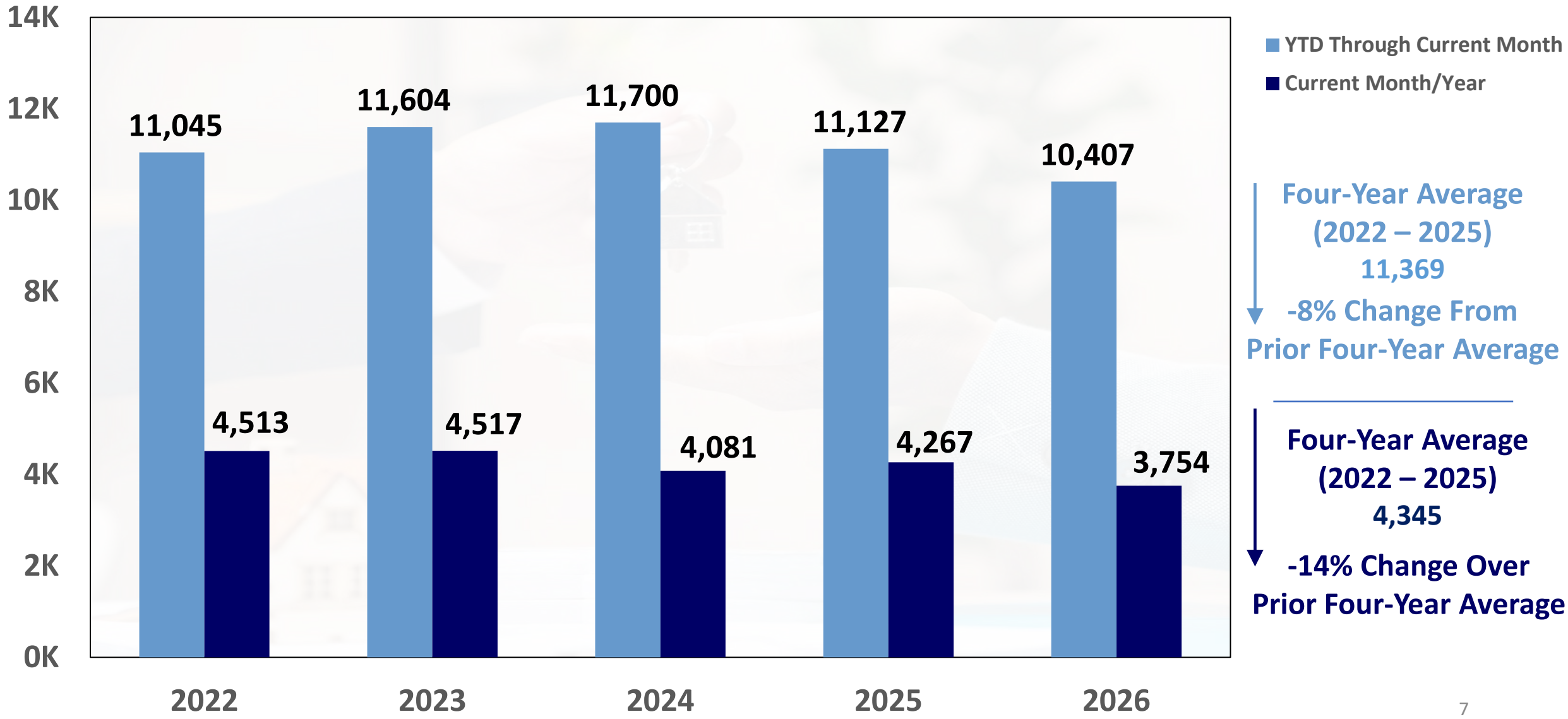
# Total Construction Permits Issued – March 2026 and YTD

Building, Roofing, Fences, Signs, Solar, Manufactured Homes, & Demos

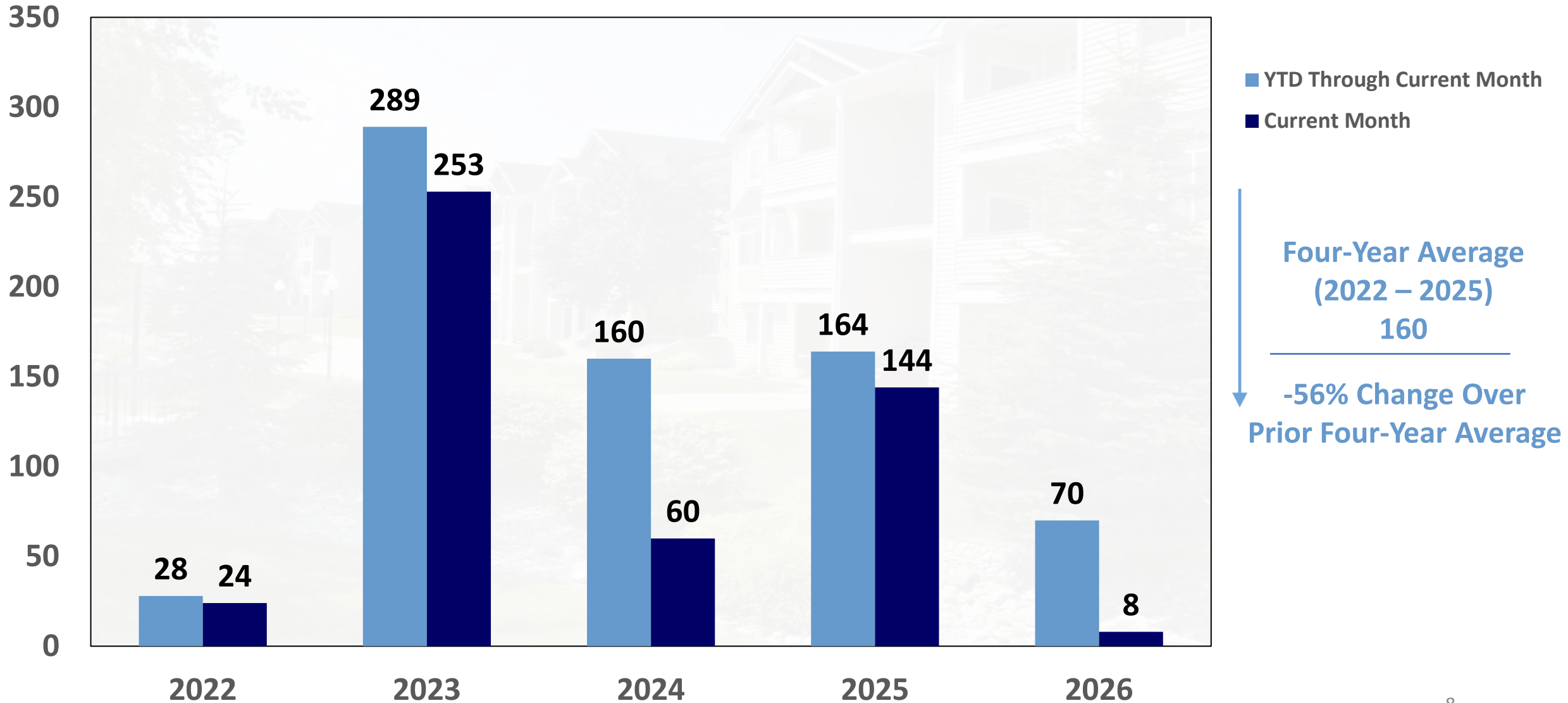


# Inspections Completed - March 2026 and YTD

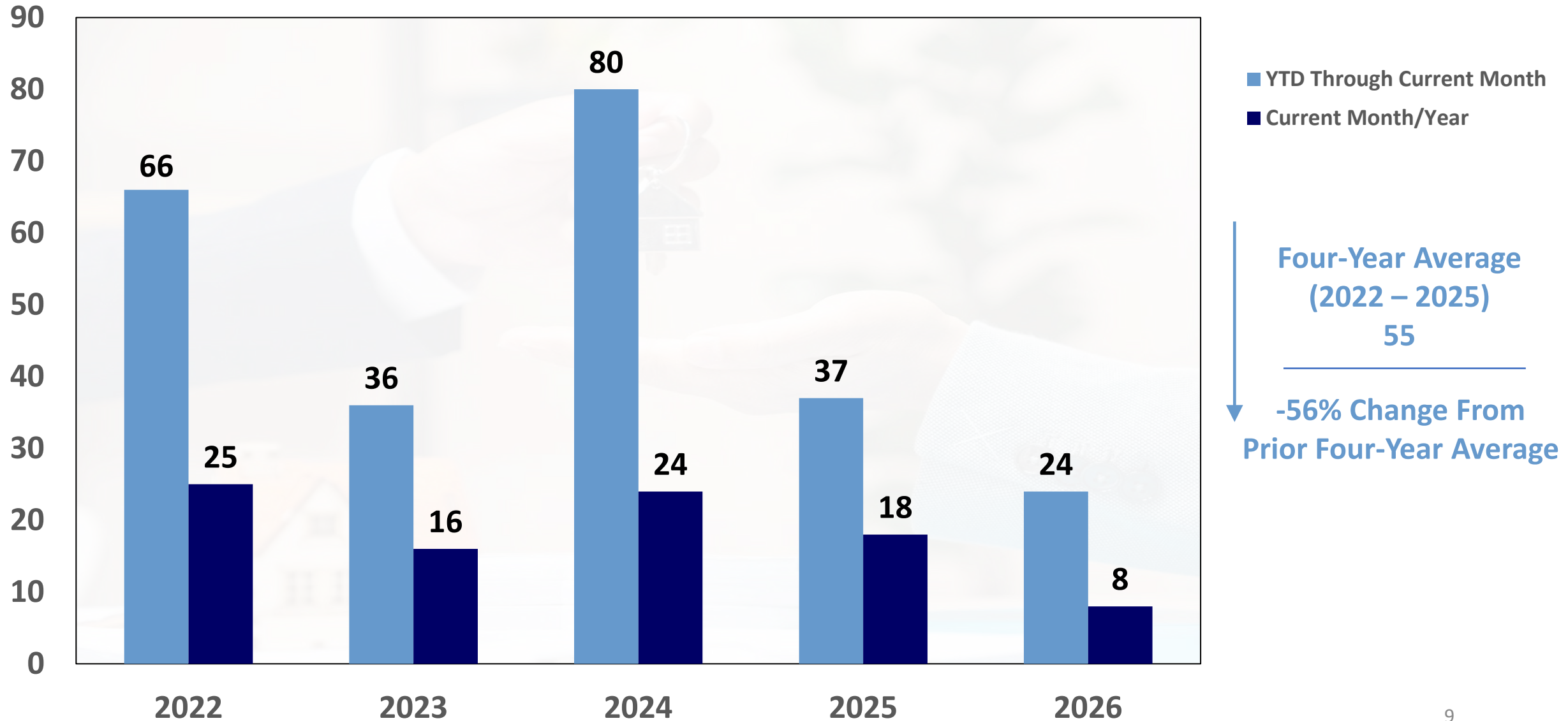
## Building & Engineering Inspections



# Multi-Family Housing Units Permitted – March 2026 and YTD



# Single-Family Residences Permitted - March 2026 and YTD



# Total Residential Units Permitted – 2026 YTD

Building Type	YTD 2021	YTD 2022	YTD 2024	YTD 2025	YTD 2026
Single-Family Residences	66	36	80	37	24
Duplex Units	0	22	10	6	14
Multi-Family Residences	28	267	150	158	56
Changes of Use*	98	15	10	11	2
<b>Totals</b>	<b>192</b>	<b>340</b>	<b>250</b>	<b>212</b>	<b>96</b>

Prior Four-Year Average: **267**

\* Changes of Use include internal ADU's and conversions that create additional residential units

# Certificates of Occupancy Issued – Housing Totals

Building Type	CO Housing		CO Housing		CO Housing
	COs Issued this Month	Units this Month	COs Issued YTD 2026	Units YTD 2026	Units Since 2020
Single-Family Residences	15	15	37	37	1573
Duplex Units	0	0	3	6	166
Multi-Family Residences	1	4	8	57	2852
Changes of Use*	12	12	16	17	328
<b>Totals</b>	<b>28</b>	<b>31</b>	<b>64</b>	<b>117</b>	<b>4919</b>

*\*Changes of Use\* include internal ADU's and conversions that create additional residential units.*

# Housing in the Pipeline – March 2026

## Residential Units Currently in Plan Review

Type	Projects	Units
New Single-Family Residences	60	60
New Duplexes	9	16
New Multi-Family Residences*	20	624
COU's & Remodels Adding Units	6	101
<b>TOTALS</b>	<b>95</b>	<b>801</b>

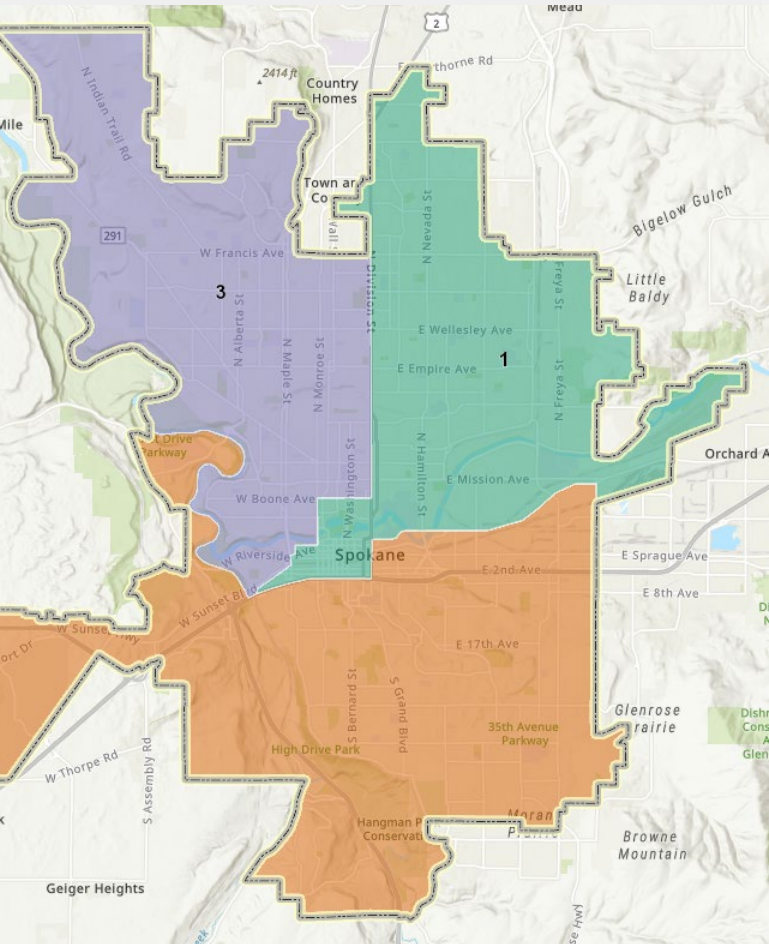
*\* New buildings with 3 or more residential units*

## Future Units Proposed through PDEV/MFTE:

Type	Projects	Units
All Residential Types	46	1473

# Spokane City Council District Information - March 2026

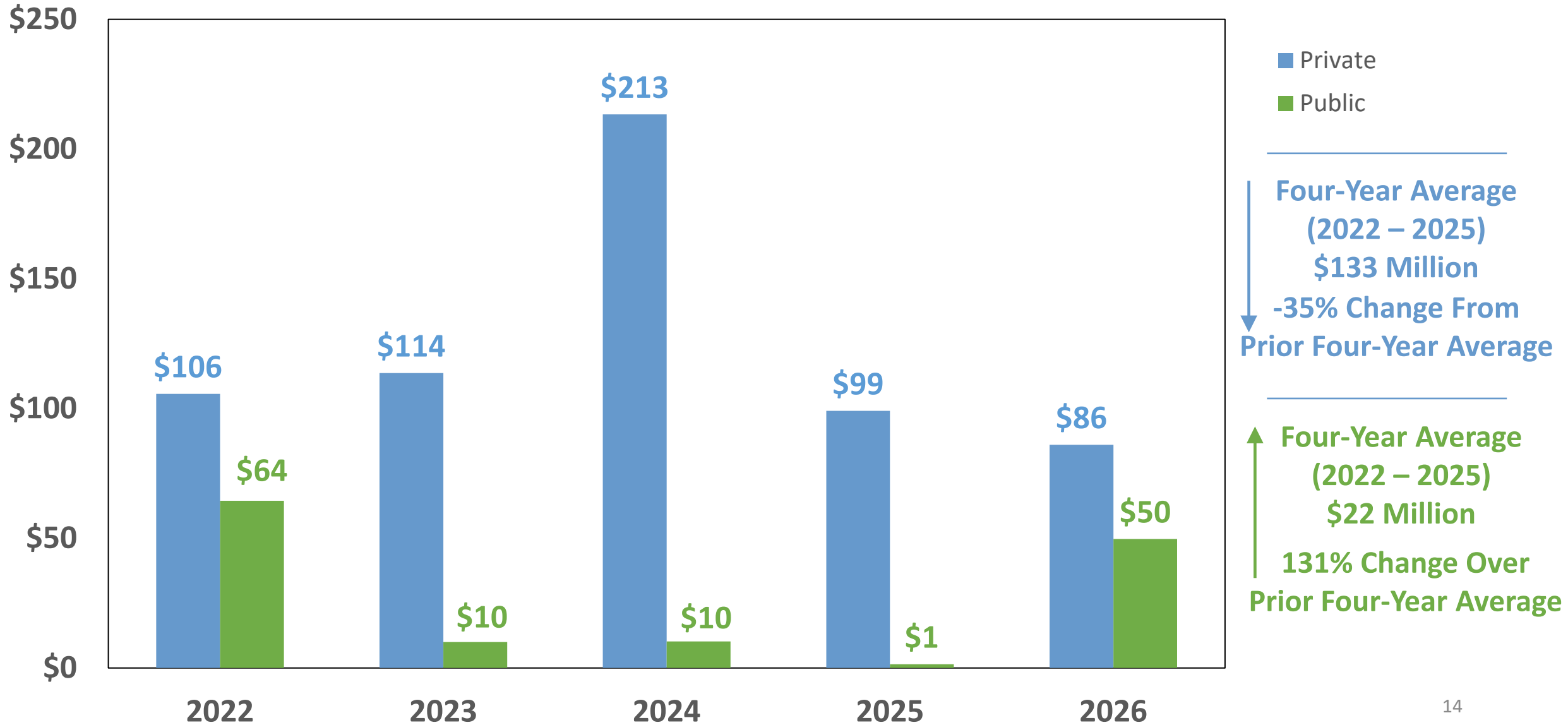
	Building Permits Issued	Residential Remodel Count	Residential Units	ADUs	Total Construction Value
District 1	329	214	3	1	\$21,862,383.68
District 2	378	279	78	5	\$96,395,605.18
District 3	376	304	15	2	\$17,504,374.30
Totals	1083	797	96	8	\$135,762,363.16



**Total Construction Valuation**

**\*\$35 million increase over 1<sup>st</sup> quarter 2025\***

# Public and Private Job Values (\$ Millions) - YTD



# Largest Projects Issued by Construction Valuation – 2026

<i>Rank</i>	<i>Council District</i>	<i>Address</i>	<i>Job Title</i>	<i>Housing Units</i>	<i>Issue Date</i>	<i>Construction Valuation</i>
1	2	2909 E 37th	Adams Elementary	-	Mar	\$ 27,300,000
2	2	62 W 7th	SHMC Modernization Phase 1	-	Feb	\$ 9,800,000
3	2	701 S Government	St. Agnes Family Haven	48	Feb	\$ 8,889,518
4	2	9000 W Airport	Airport Fuel Expansion Facility	-	Mar	\$ 8,800,000
5	2	3305 W Whistalks	SFCC Lodge Renovation (Bldg 9)	-	Jan	\$ 7,000,000
6	3	1229-30 W Boone	STA Electrical Upgrades	-	Jan	\$ 5,106,800
7	2	799 S Stevens	Inland Imaging Breast Center	-	Feb	\$ 4,900,000
8	2	62 W 7th Ave	SHMC Heart Institute TI	-	Jan	\$ 4,000,000
9	2	8123 W US 2	New Adams Tractor	-	Mar	\$ 3,500,000
10	1	9612 N Newport	Nordstrom Rack TI	-	Mar	\$ 2,100,000
	<i>Last Update:</i>	4/1/2026	<b>Total:</b>	<b>48</b>		<b>\$ 81,396,318</b>

# Largest Projects in Plan Review by Construction Valuation

<i>Rank</i>	<i>Council District</i>	<i>Address</i>	<i>Job Title</i>	<i>Housing Units</i>	<i>Submittal Date</i>	<i>Construction Valuation</i>
1	1	1841 E Upriver	The Riverview Heights	82	1/9/2026	\$ 42,000,000
2	2	2720-52 W Elliott	River Family Haven Complex	72	9/19/2025	\$ 17,977,672
3	1	Beacon Hill	The Vistas Townhomes* - Phase 3	43	4/19/2024	\$ 15,227,763
4	3	3951 E Garland	ACT Truck Loading Dock	-	1/14/2026	\$ 14,000,000
5	2	819 S Hatch	Hatch Gardens	97	8/1/2025	\$ 13,404,475
6	1	10 N Post	Peyton Building COU*	96	3/12/2024	\$ 12,000,000
7	3	1168 N Cedar	Spo County Crisis Relief Center	-	2/6/2026	\$ 11,500,000
8	2	1015 E MLK, Jr Way	The District Apartments Bldg 2B	89	3/14/2024	\$ 11,451,125
9	1	1777 E Upriver Dr	The Crest At Riverview Apartments	31	1/9/2026	\$ 10,455,258
10	1	643 N Riverpoint	Riverpoint Multifamily	64	2/10/2025	\$ 10,000,000
	<i>Last Update:</i>	4/9/2026	<b>Total:</b>	<b>574</b>		<b>\$ 158,016,293</b>

Those with an **\*asterisk\*** have been approved.