

# Development Services Center

April 2026  
Permit Report

Tami Palmquist– DSC Director



# April 2026 Trends & Highlights

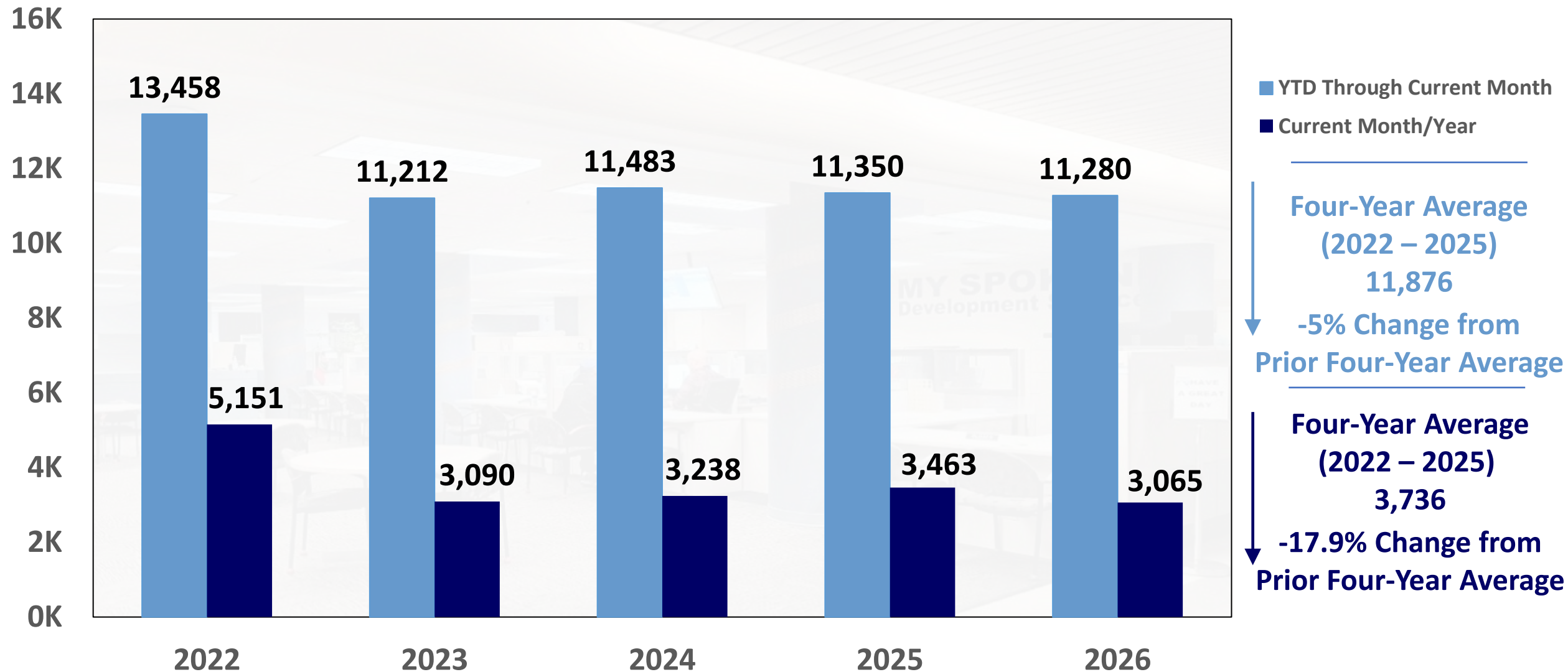
- **Issued \$73.09 million** in projects in April
  - Brings total YTD job values to **\$208.9 million**
  - **2<sup>nd</sup>** highest April on record for valuations behind April of 2020
- Issued **318** new housing units in April, highest **April** on record since 1993 for issued housing units
  - **414** dwelling units permitted YTD
  - **13% Increase** over over the previous 4-year YTD average
- **Several Significant Projects Issued**
  - 4 of the largest 10 projects for **2026** were issued in April
  - NODO Normandie being the largest, valued at **\$36.58** million and adding 236 units
- **79% decrease** in solar permit applications.
  - YTD solar applications have decreased from **78** permits in 2025 to **16** permits in 2026
  - The **Residential Solar Investment Tax Credit** expired in December 2025

# April DSC Activity

- LAMA Configuration and Testing
  - Go live postponed to resolve remaining issues for DSC/Code/Fire/T&L
  - Final phase of user acceptance testing to be completed ensuring we go live with an accurate product and reduce overall manual cleanup post go live
  - A future go-live date will be forthcoming
- DSC Deputy Building Official John Goldsmith was recognized as the Building Official of the Year at the Washington Association of Building Officials (WABO)
  - John is frequently involved in developing building code standards here in Eastern Washington
  - Highlights the exceptional talent we have here at the DSC
- Planning & ED staff met with Latah/Hangman Valley residents to answer questions regarding the current projects, process and the Wildland Urban Interface map along with its requirements

# Total Permit Applications – April 2026 and YTD

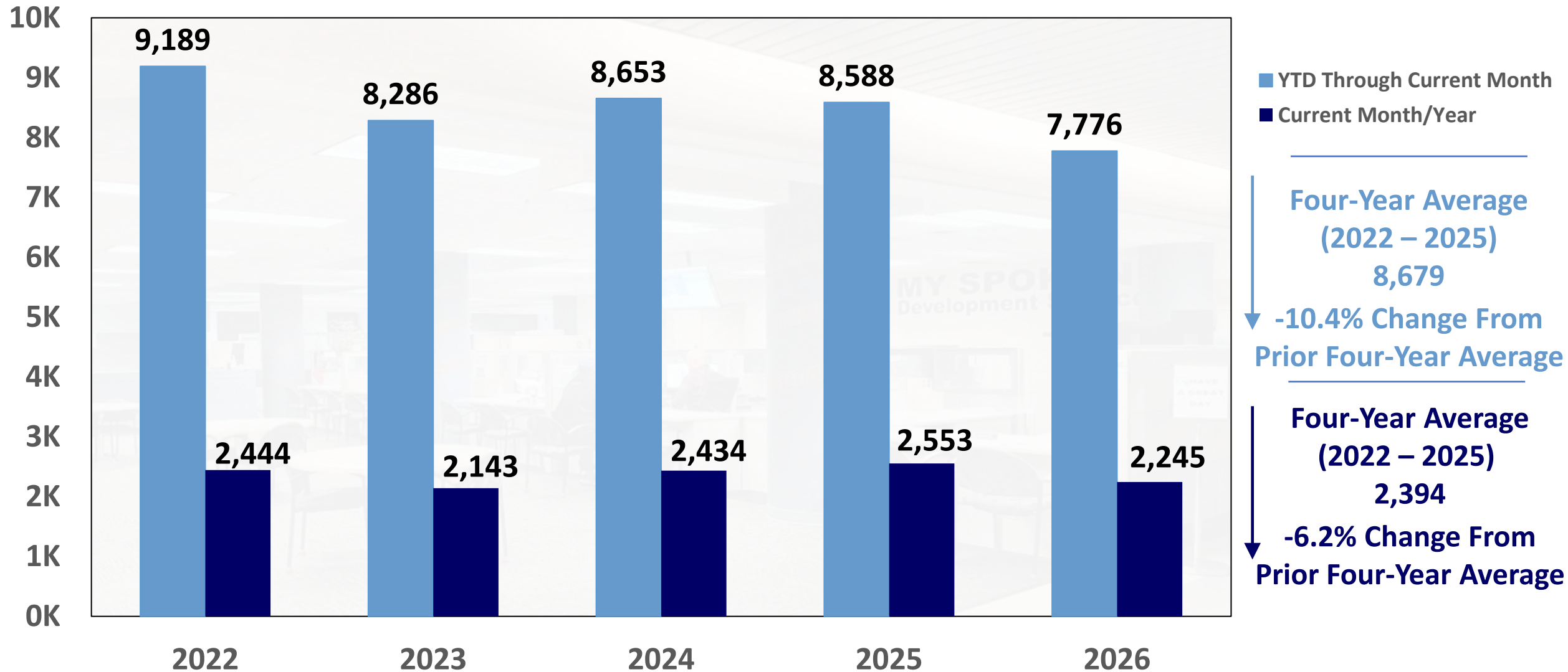
Construction, Trade, Development, Engineering, & Planning



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

# Total Permits Issued – April 2026 and YTD

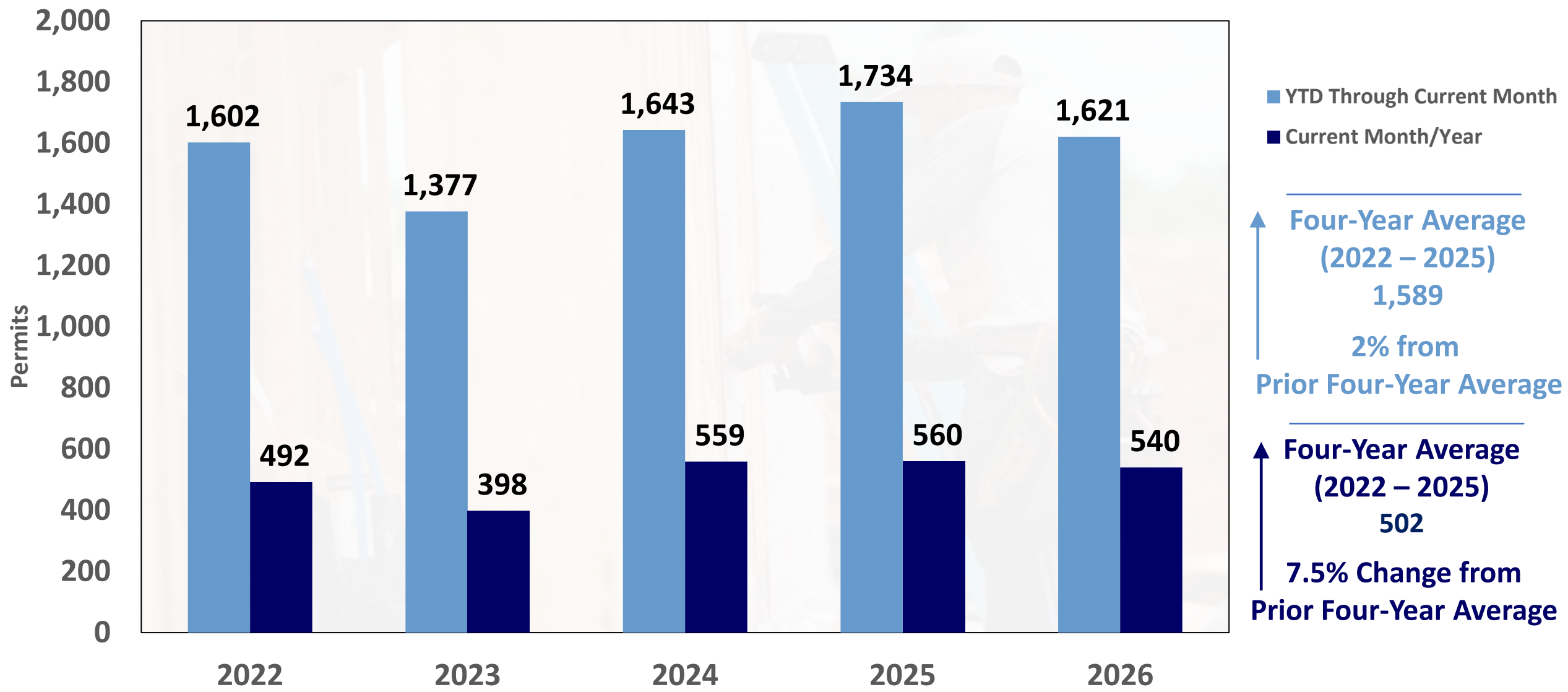
## Construction, Trade, Development, Engineering, & Planning



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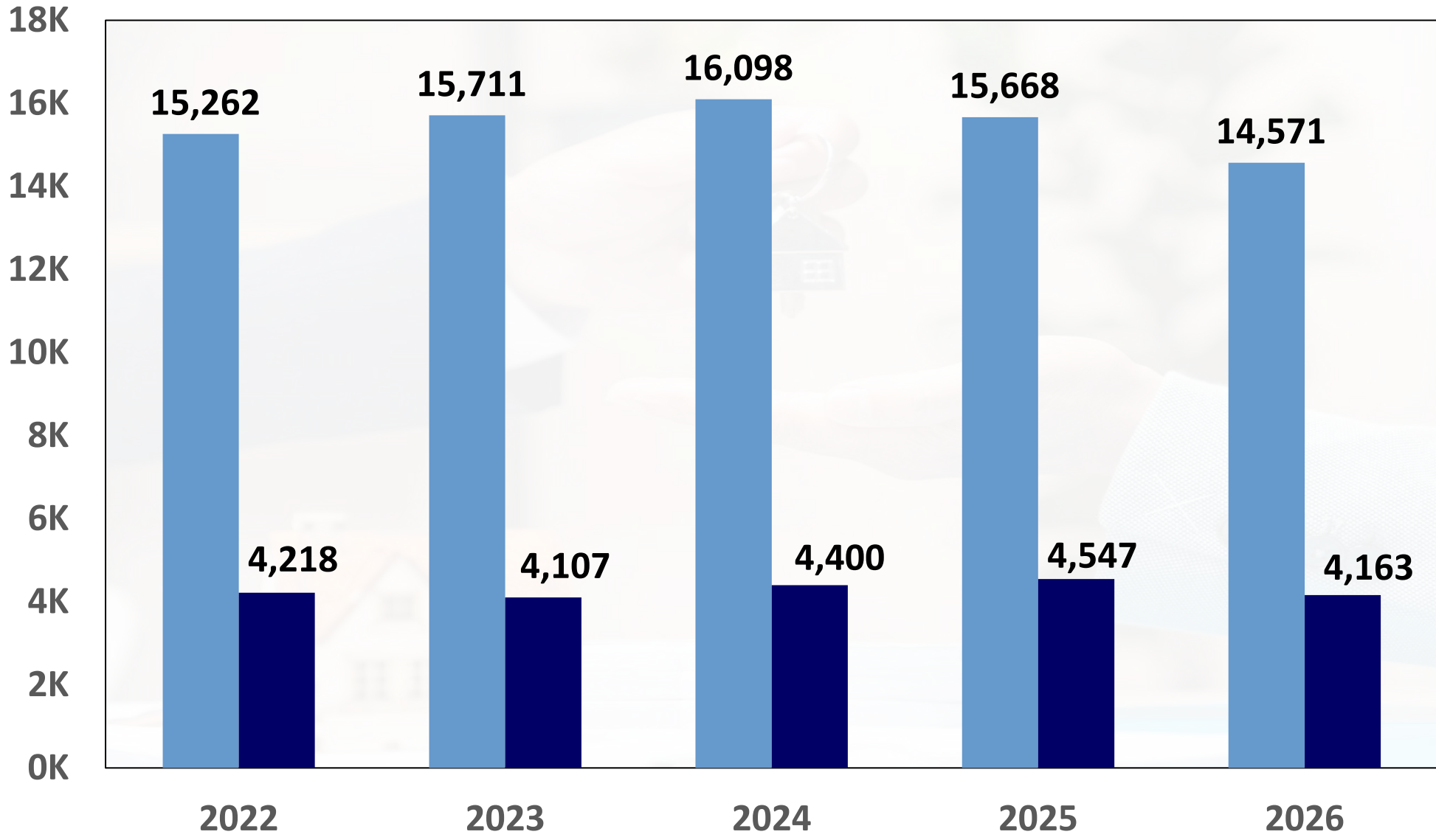
# Total Construction Permits Issued – April 2026 and YTD

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



# Inspections Completed - April 2026 and YTD

## Building & Engineering Inspections

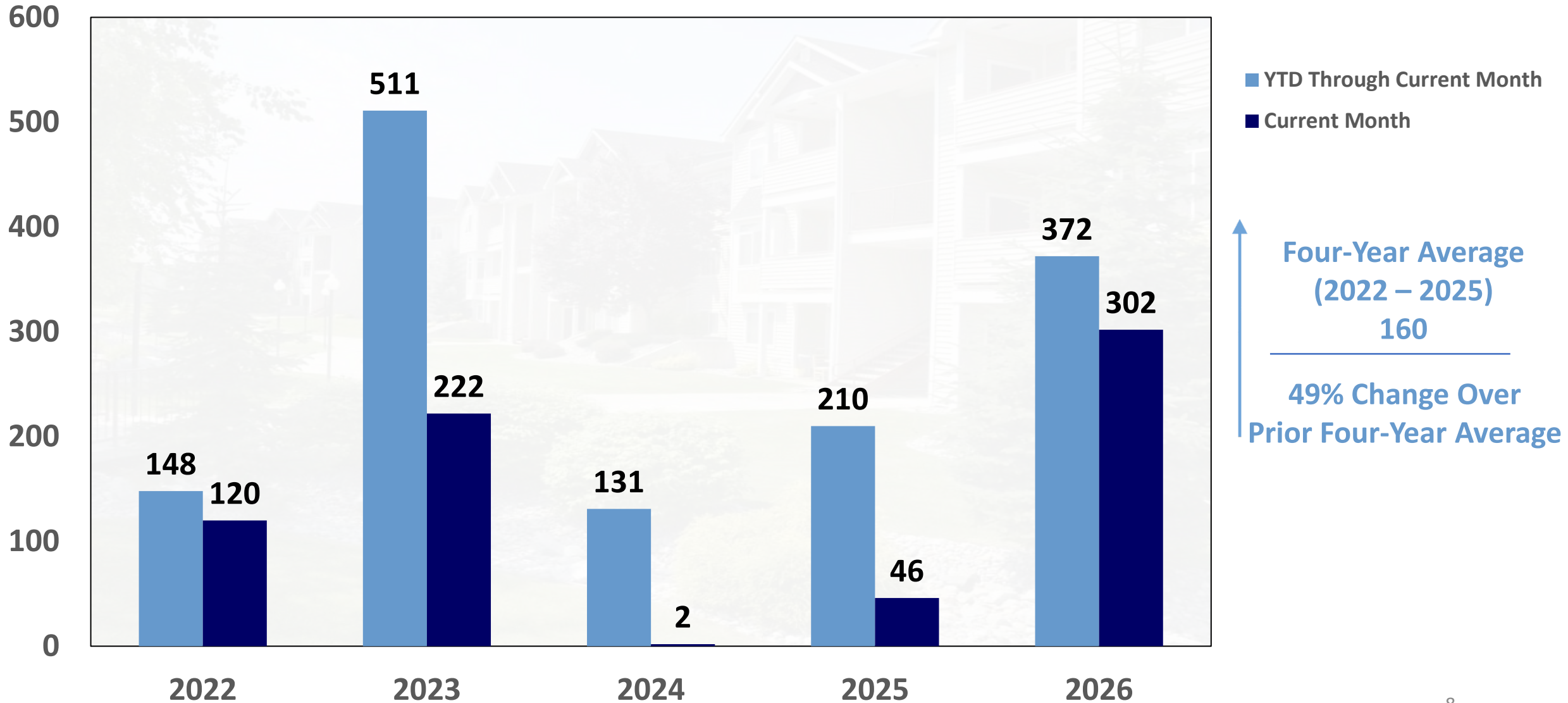


■ YTD Through Current Month  
■ Current Month/Year

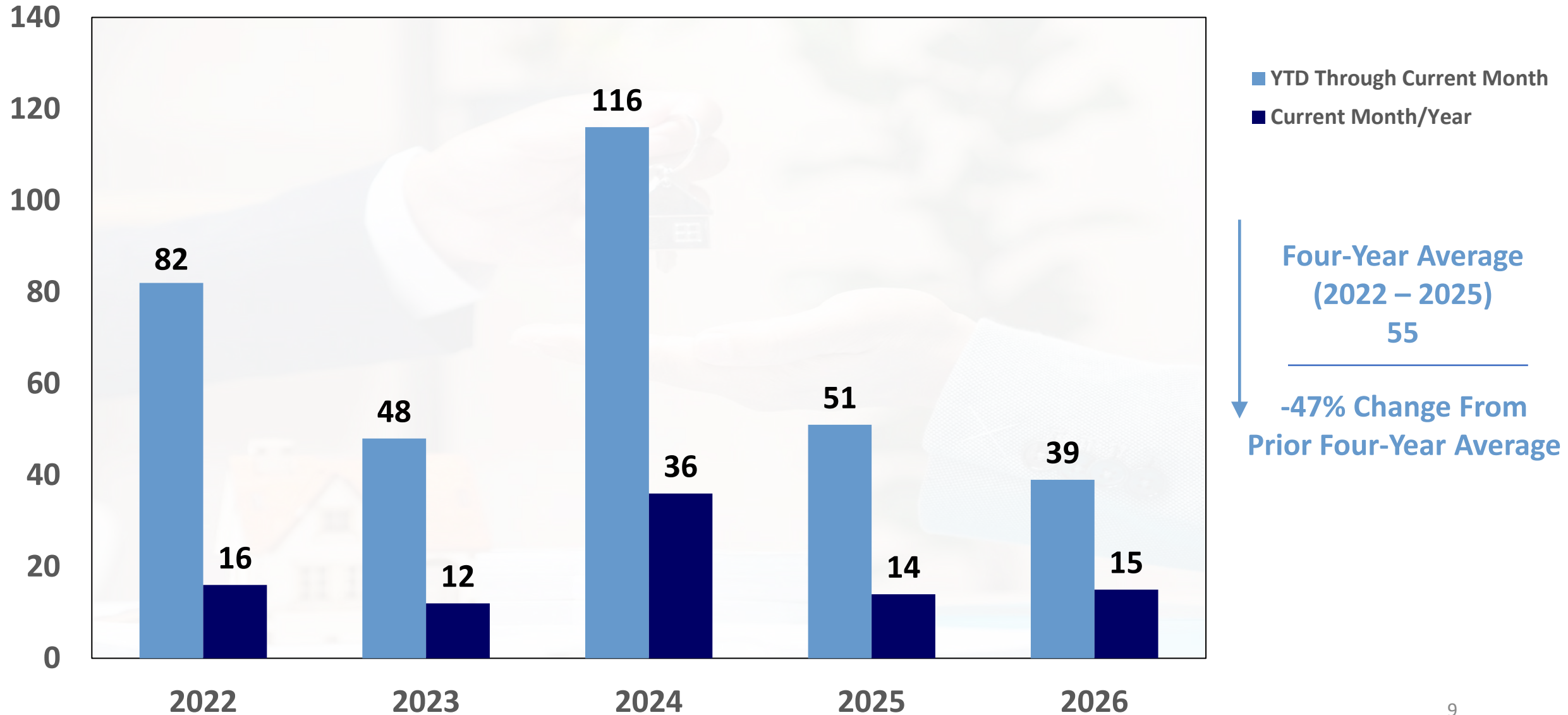
Four-Year Average (2022 – 2025)  
15,685  
-7% Change From Prior Four-Year Average

Four-Year Average (2022 – 2025)  
4,318  
-4% Change Over Prior Four-Year Average

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



# Single-Family Residences Permitted - April 2026 and YTD



# Total Residential Units Permitted – 2026 YTD

## Residential Units Issued YTD Comparison<sup>^</sup>

Building Type	YTD 2021	YTD 2022	YTD 2024	YTD 2025	YTD 2026
Single-Family Residences	82	48	116	51	39
Duplex Units	0	28	12	16	20
Multi-Family Residences	148	483	150	194	352
Changes of Use*	100	18	11	12	3
<b>Totals</b>	<b>330</b>	<b>577</b>	<b>289</b>	<b>273</b>	<b>414</b>

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

# Housing Units – April 2026 and YTD

Building Type	Permitted Housing		Permitted Housing	
	Units April	CO Housing Units April	Units YTD 2026	CO Housing YTD 2026
Single-Family Residences	15	20	39	57
Duplex Units	6	4	20	10
Multi-Family Residences	296	0	352	57
Changes of Use*	1	0	3	17
<b>Totals</b>	<b>318</b>	<b>24</b>	<b>414</b>	<b>141</b>

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

# Plan Spokane 2046 Progress

## Comprehensive Plan Housing Goal 2046

Under the Plan Spokane 2046 Comprehensive Plan, the City of Spokane aims to add roughly **22,400** new housing units by the year 2046.

To meet this goal, Spokane would need to permit **861** housing units per year. From **2020-2026** we have permitted **6,792** housing units, averaging **1,072** units per year.

Building Type	Permitted Housing Units Since	CO Housing Units Since
	2020	2020
Single-Family Residences	1636	1597
Duplex Units	242	170
Multi-Family Residences	4229	2852
Changes of Use*	685	330
<b>Totals</b>	<b>6792</b>	<b>4949</b>

# Housing in the Pipeline – April 2026

## Residential Units Currently in Plan Review

Type	Projects	Units
New Single-Family Residences	58	58
New Duplexes	9	18
New Multi-Family Residences*	20	823
COU's & Remodels Adding Units	6	103
<b>TOTALS</b>	<b>93</b>	<b>1002</b>

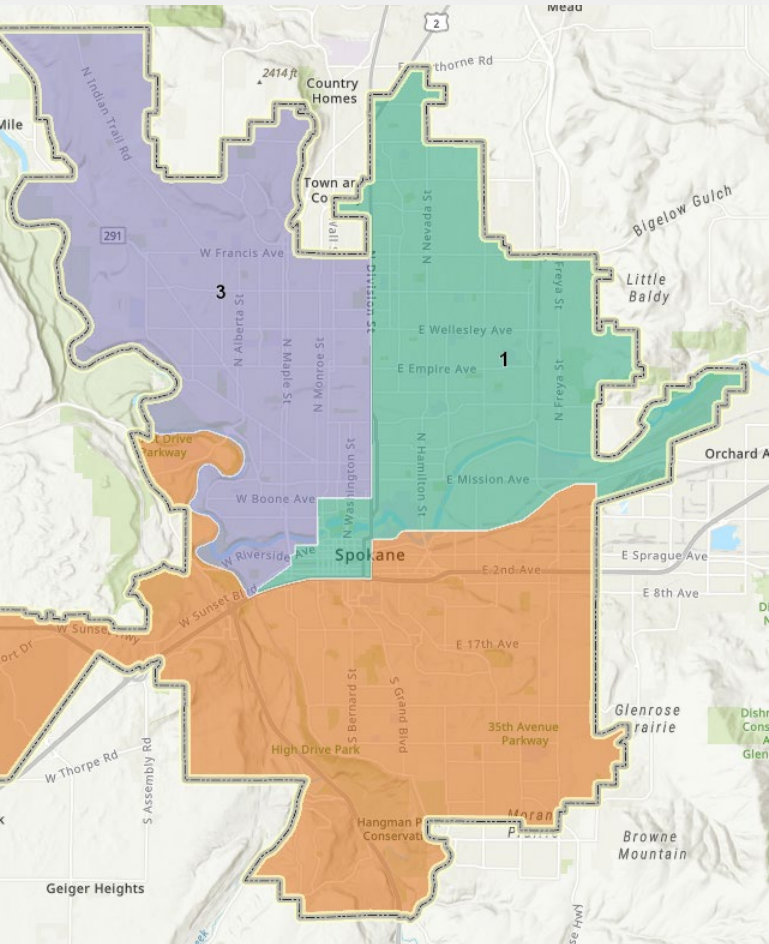
*\* New buildings with 3 or more residential units*

## Future Units Proposed through PDEV/MFTE:

Type	Projects	Units
All Residential Types	49	1645

# Spokane City Council District Information - April 2026

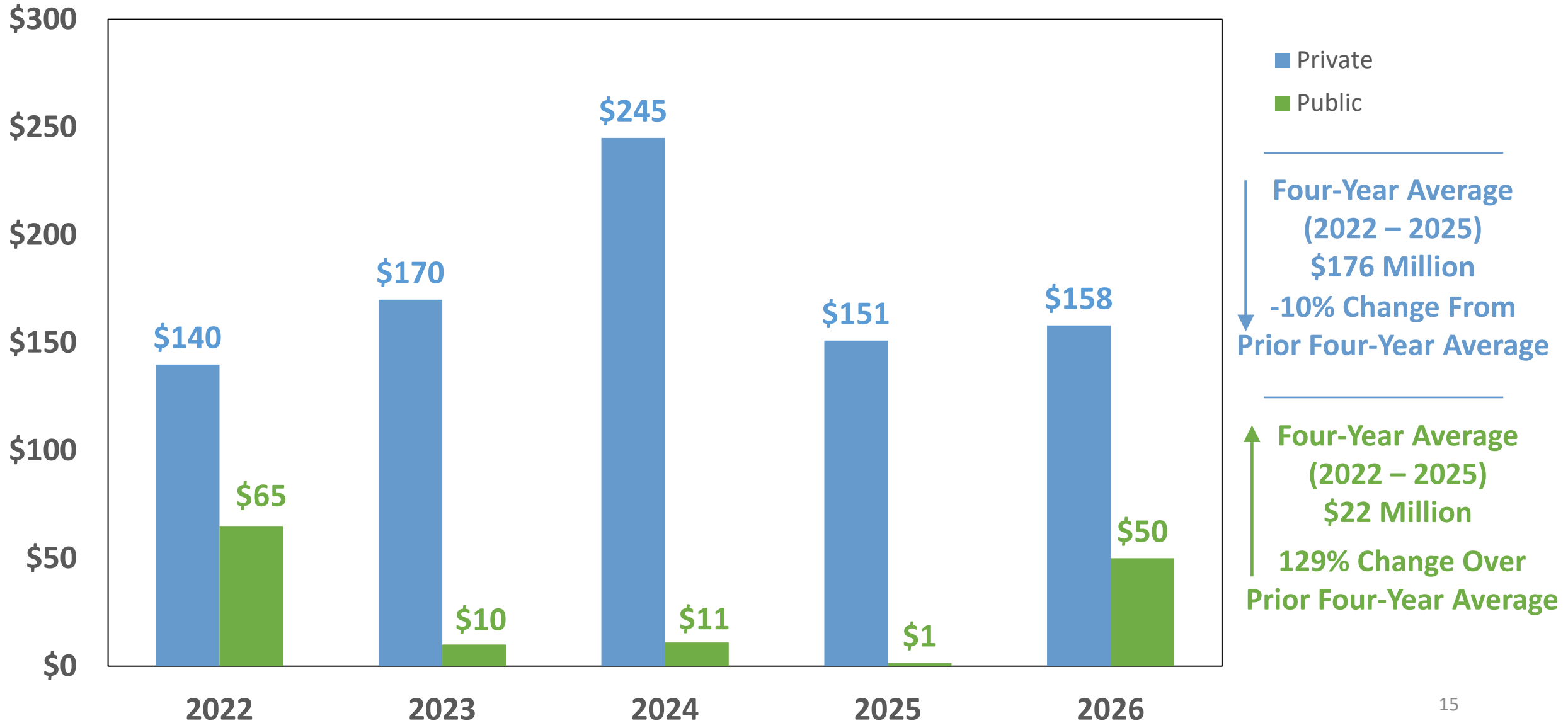
	Building Permits Issued	Residential Remodel Count	Residential Units	ADUs	Total Construction Value
District 1	471	315	5	1	\$30,070,674.33
District 2	565	409	140	8	\$115,790,955.61
District 3	586	463	269	4	\$63,080,479.54
Totals	1622	1187	414	13	\$208,942,109.48



**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>
<b>1</b>	<b>3</b>	<b>115 W Mission</b>	<b>NODO Normandie</b>	<b>236</b>	<b>Apr</b>	<b>\$ 36,583,783</b>
2	2	2909 E 37th	Adams Elementary	0	Mar	\$ 27,300,000
4	2	701 S Government	St. Agnes Family Haven	48	Feb	\$ 8,889,518
3	2	62 W 7th Ave	SHMC Modernization Phase 1	0	Feb	\$ 9,800,000
5	2	9000 W Airport	Airport Fuel Expansion Facility	0	Mar	\$ 8,800,000
6	2	3305 W Whistalks	SFCC Lodge Renovation (Bldg 9)	0	Jan	\$ 7,000,000
7	3	1229-30 W Boone	STA Electrical Upgrades	0	Jan	\$ 5,106,800
<b>8</b>	<b>2</b>	<b>1225 E Newark</b>	<b>Perry District Apartments</b>	<b>40</b>	<b>Apr</b>	<b>\$ 5,000,000</b>
9	2	799 S Stevens	Inland Imaging Breast Center	0	Feb	\$ 4,900,000
10	2	62 W 7th Ave	SHMC Heart Institute TI	0	Jan	\$ 4,000,000
<b>10</b>	<b>1</b>	<b>1117 N Dakota</b>	<b>Welch Hall Renovation &amp; COU</b>	<b>0</b>	<b>Apr</b>	<b>\$ 4,000,000</b>
<b>10</b>	<b>3</b>	<b>2114 W Falls Ave</b>	<b>Falls Ave Multifamily</b>	<b>12</b>	<b>Apr</b>	<b>\$ 4,000,000</b>
	<i>Last Update:</i>	<i>5/1/2026</i>	<b>Total:</b>	<b>336</b>		<b>\$ 125,380,101</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>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	1	3951 E Garland	ACT Truck Loading Dock	0	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	0	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>	5/1/2026	<b>Total:</b>	<b>574</b>		<b>\$ 158,016,293</b>

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