

Development Services Center

September 2026
Permit Report

Tami Palmquist – DSC Director



September 2026 Trends & Highlights

- Permitted **\$68.3 million** in projects in September.
 - Brings total YTD job values to **\$585.95 million**.
 - Second highest Jan - Sept total on record.
- Permitted **246** new housing units in September.
 - **1,047** housing units issued YTD.
 - **2nd highest** September on record for issued units.
 - **5th** year since 2020 with over 1,000 units issued.
- Recovery continues on the Old Trails Fire.
 - **36%** of destroyed properties have opened a Demo Permit with the DSC.
 - Another **5** Single Family Residences were issued in September.
 - Another **8** SFRs are currently in Plan Review.

September DSC Activity

➤ LAMA Configuration and Testing:

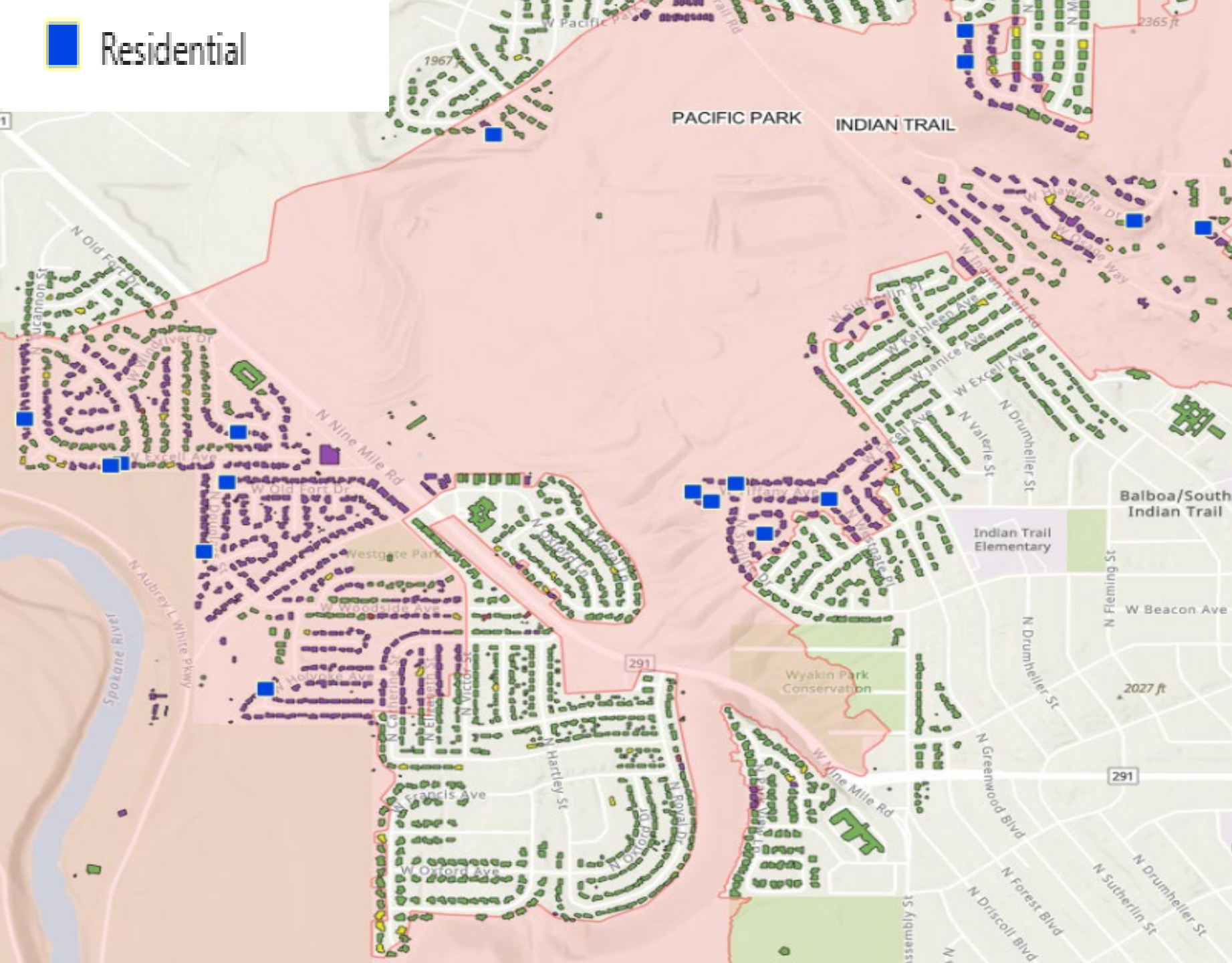
- DSC staff continue testing while also prioritizing fire response.
- Tentative go live set for February 2nd.

➤ DSC staff continue to help with the rebuild of destroyed properties.

- A satellite office was set up in the Shadle Park library for affected residents.
- Residents affected by fire can come in to have permitting, building and zoning questions answered.

➤ DSC Fee updates.

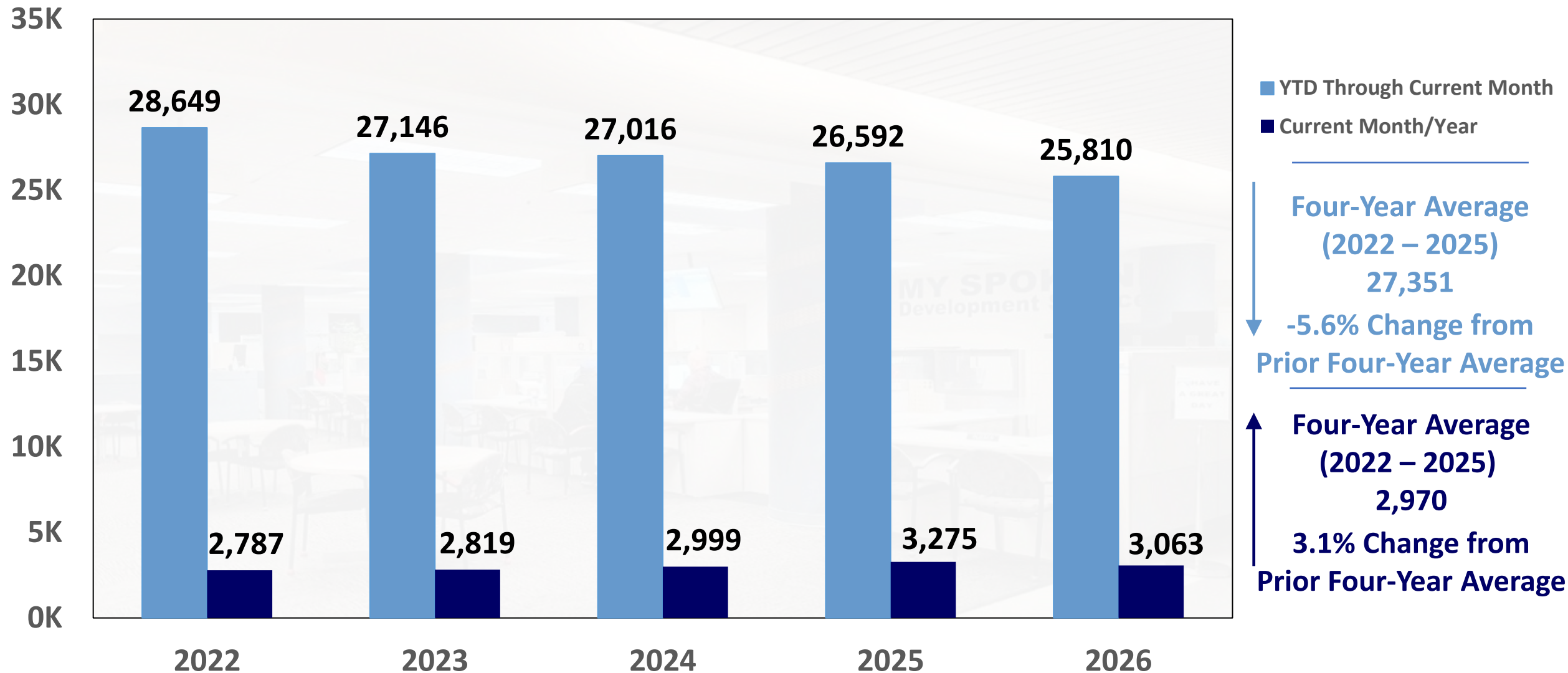
- New fee updates have been completed and are ready to present to council soon.



Status	Housing Units
Total Opened	17
Plan Review	8
Issued	9
Value of Rebuild YTD	
\$6,946,447.46	

Total Permit Applications – September 2026 and YTD

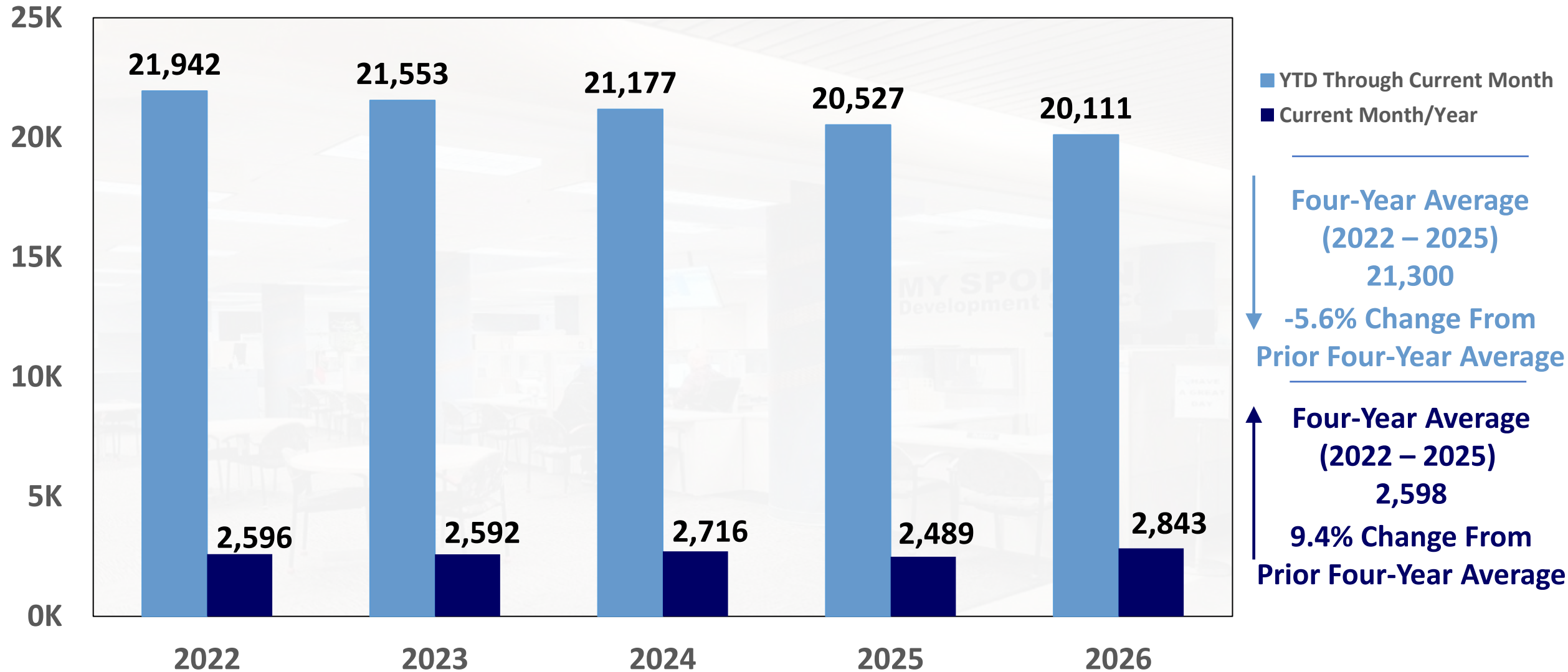
Construction, Trade, Development, Engineering, & Planning



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

Total Permits Issued – September 2026 and YTD

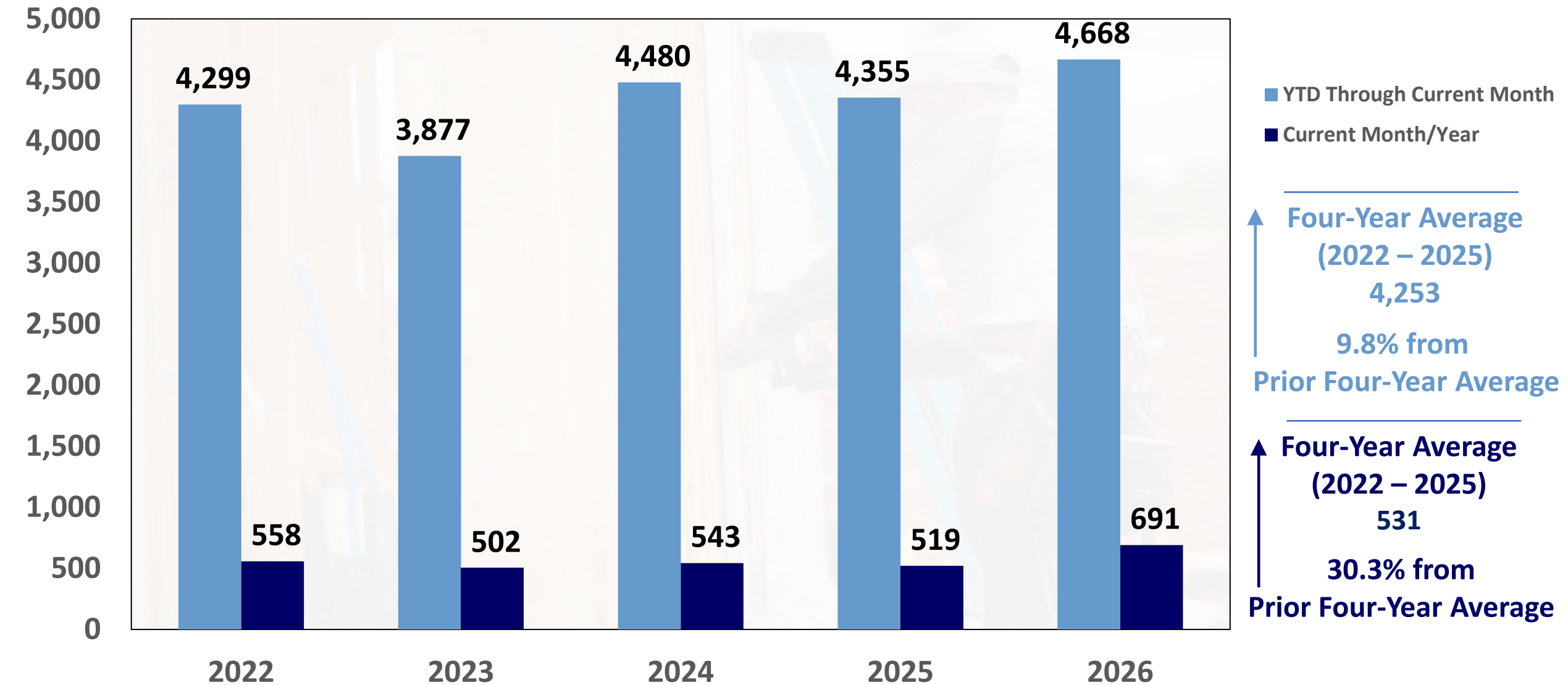
Construction, Trade, Development, Engineering, & Planning



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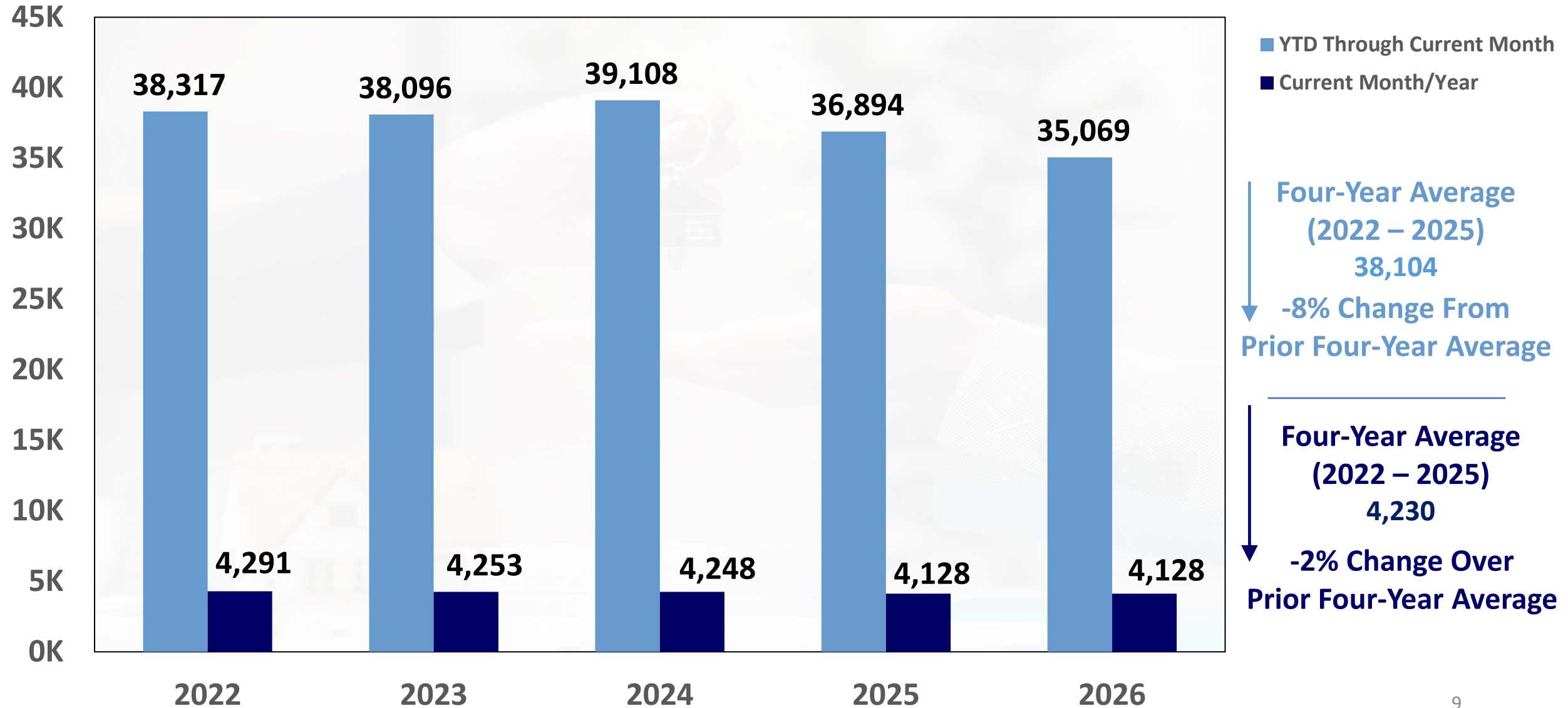
Total Construction Permits Issued – September 2026 and YTD

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

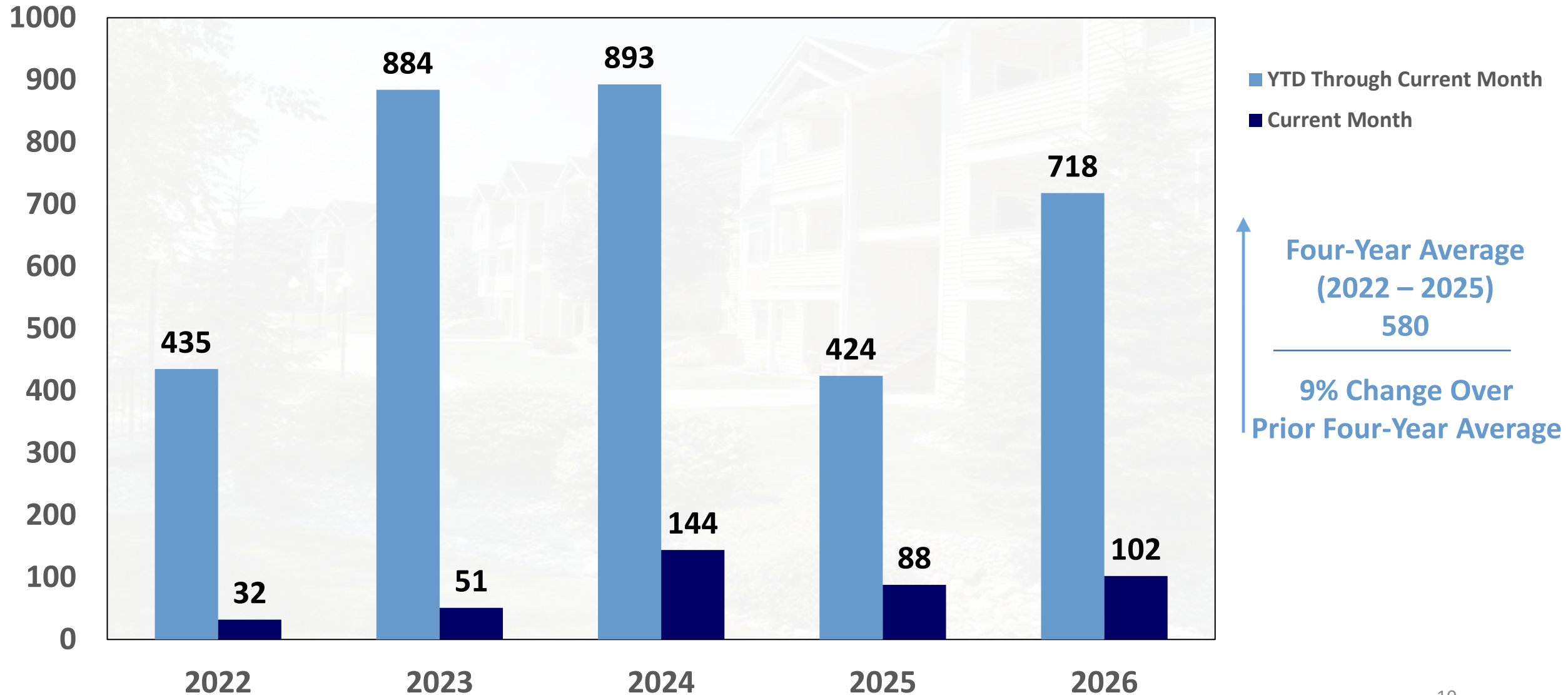


Inspections Completed - September 2026 and YTD

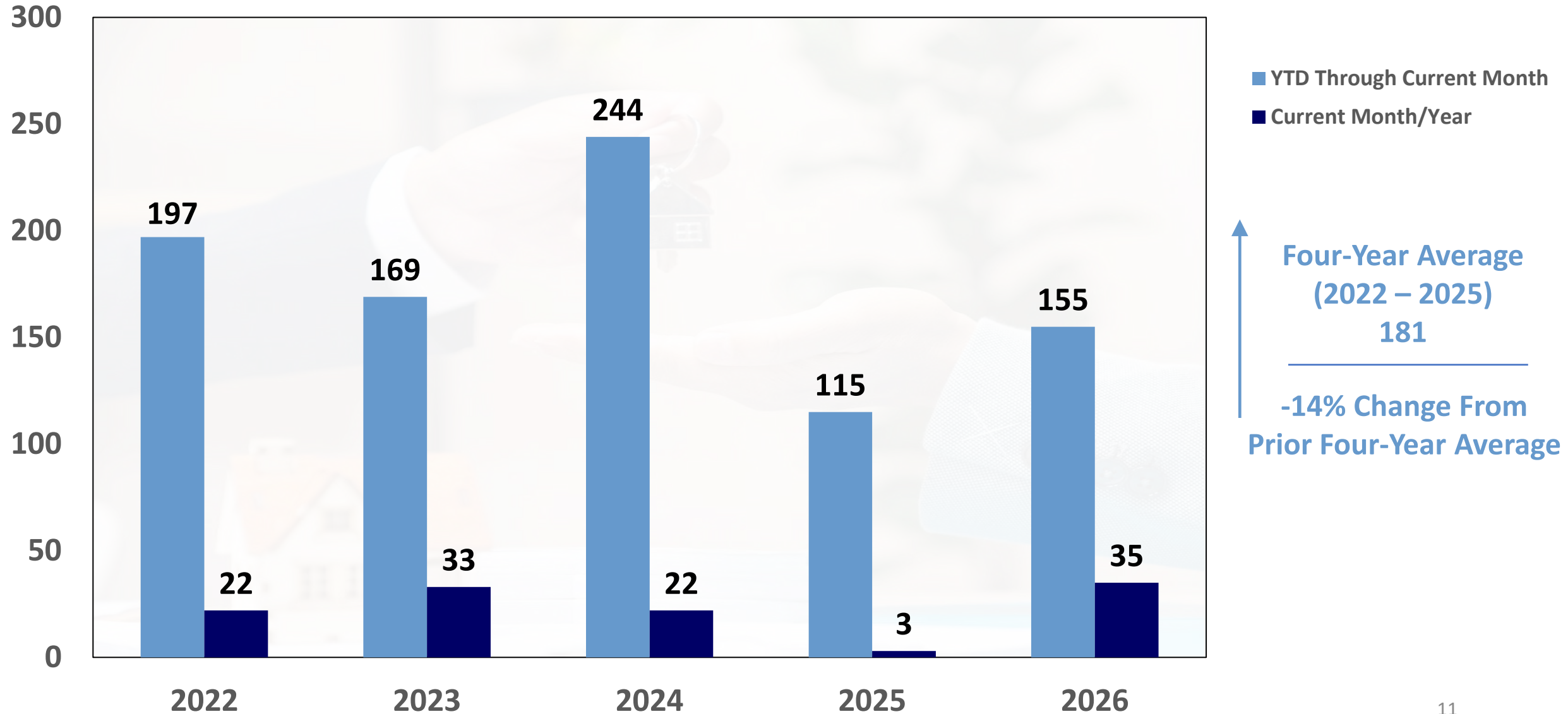
Building & Engineering Inspections



Multi-Family Housing Units Permitted – September 2026 and YTD



Single-Family Residences Permitted - September 2026 and YTD



Total Residential Units Permitted – 2026 YTD

Building Type	YTD 2022	YTD 2023	YTD 2024	YTD 2025	YTD 2026
Single-Family Residences	197	169	244	115	155
Duplex Units	2	50	38	52	46
Multi-Family Residences	435	884	893	424	718
Changes of Use*	123	40	26	42	109
Totals	757	1143	1201	633	1028

Prior Four-Year Average: **992**, 3.95% change

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

Housing Units – September 2026 and YTD

Building Type	Permitted		Permitted	
	Housing Units Month	CO Housing Units Month	Housing Units YTD 2026	CO Housing YTD 2026
Single-Family Residences	35	11	155	150
Duplex Units	12	2	46	38
Multi-Family Residences	102	210	718	458
Changes of Use*	97	5	109	34
Totals	246	228	1028	680

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

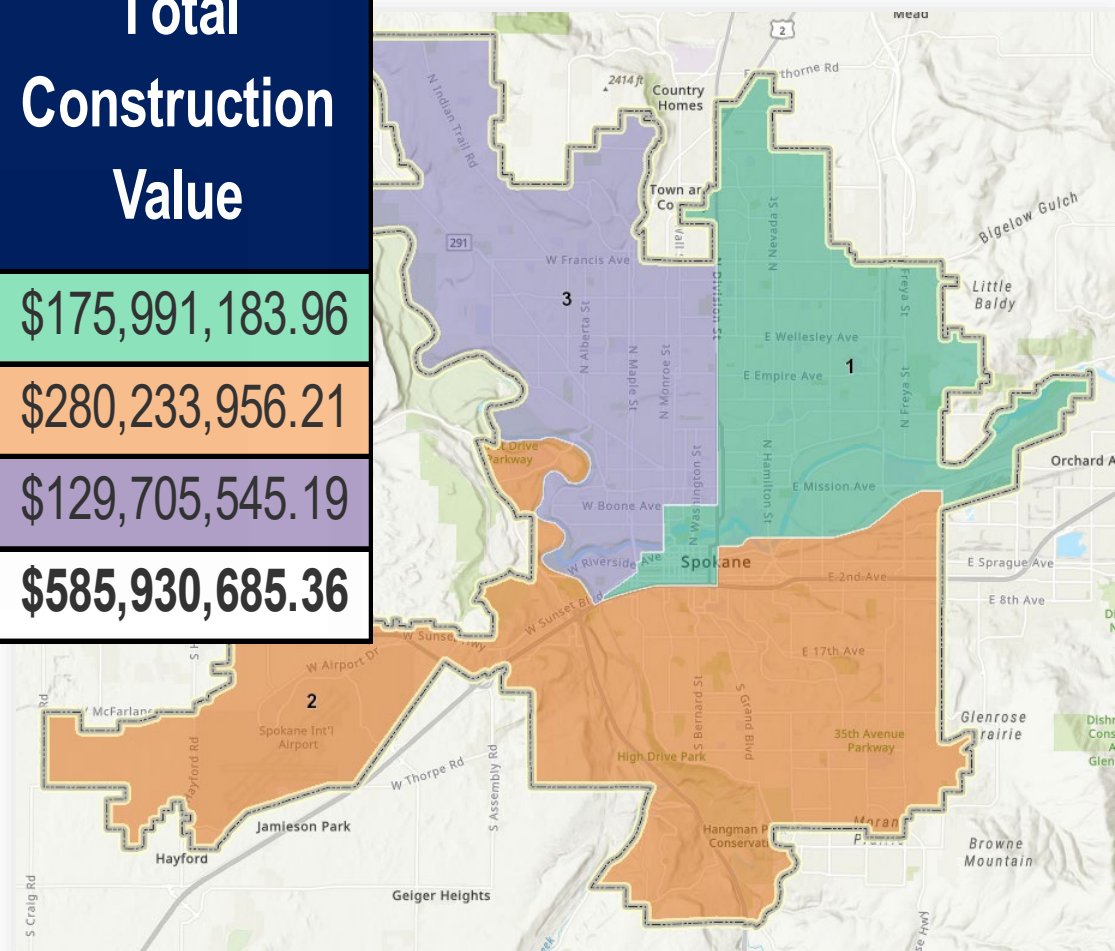
Housing in the Pipeline – September 2026

Residential Units Currently in Plan Review		
Type	Projects	Units
New Single-Family Residences	44	44
New Duplexes	5	10
New Multi-Family Residences*	33	568
COU's & Remodels Adding Units	7	5
TOTALS	89	627
<i>* New buildings with 3 or more residential units</i>		

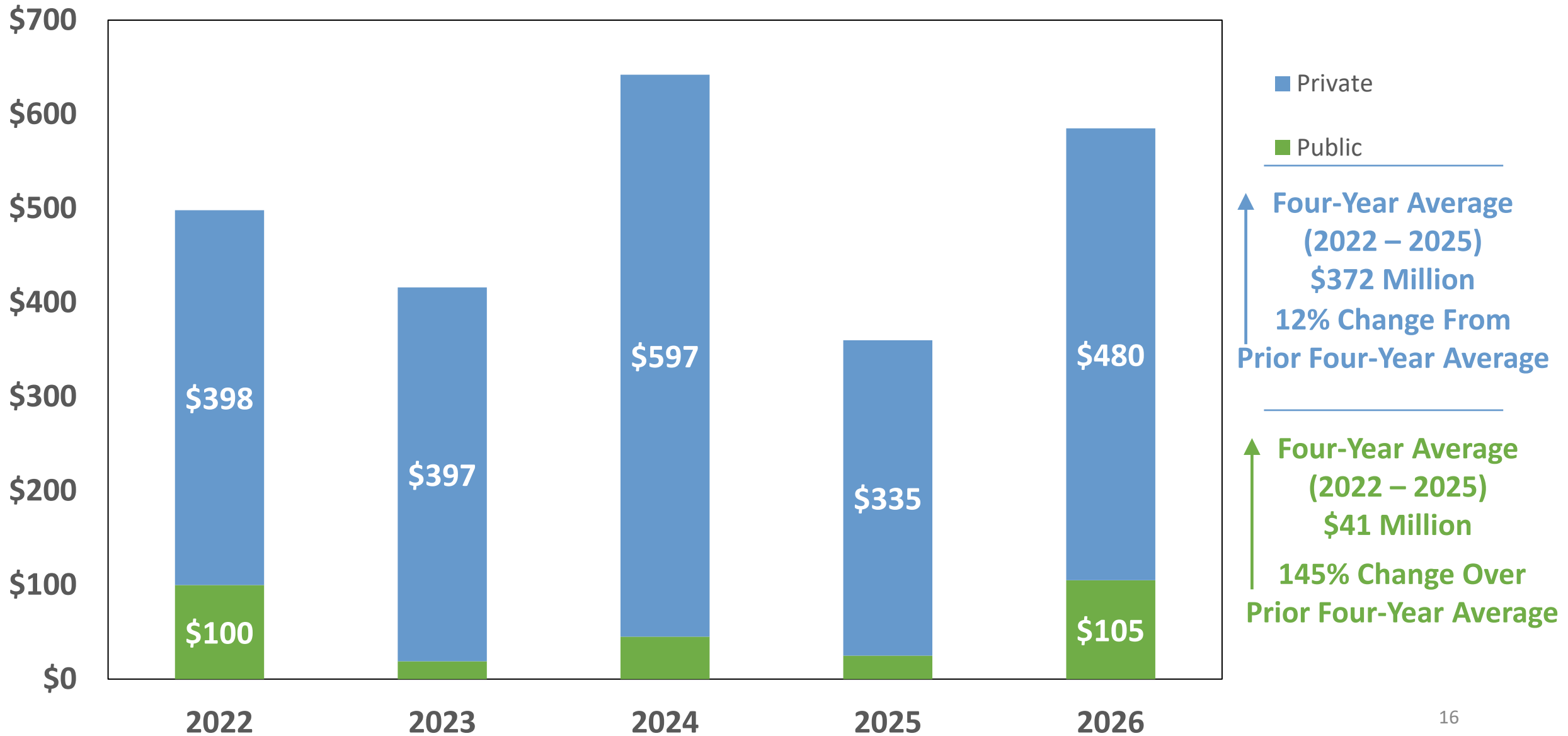
Future Units Proposed through PDEV/MFTE:		
Type	Projects	Units
All Residential Types	47	1315

Spokane City Council District Information - September 2026

	Building Permits Issued	Residential Remodel Count	Residential Units	ADUs	Total Construction Value
District 1	1276	813	258	4	\$175,991,183.96
District 2	1638	1140	431	14	\$280,233,956.21
District 3	1757	1323	339	9	\$129,705,545.19
Totals	3980	2873	782	23	\$585,930,685.36



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



Largest Projects Issued by Construction Valuation – 2026

Rank	Council District	Address	Job Title	Housing Units	Issue Date	Valuation
1	1	1841 E Upriver	The Riverview Heights	82	Jul	\$42,000,000
2	3	115 W Mission	NODO Normandie	236	Apr	\$36,583,784
3	2	2909 E 37th	Adams Elementary	0	Mar	\$27,300,000
4	2	101 W 8th Ave	Providence SHMC Op Rooms	0	Jul	\$21,406,453
5	2	2720-52 W Elliott	River Family Haven Complex	72	Jul	\$20,977,673
6	1	3951 E Garland	ACT Truck Loading Dock	0	Jun	\$14,000,000
7	2	819 S Hatch	Hatch Gardens	94	Sep	\$12,399,120
8	1	10 N Post	Peyton Building COU	96	Sep	\$11,500,000
9	3	1168 N Cedar	Spo County Crisis Relief Center	0	May	\$11,500,000
10	1	1777 E Upriver Dr	The Crest at Riverview Apartments	31	Aug	\$10,455,258
			Total	611		\$ 208,122,288

Largest Projects in Plan Review by Construction Valuation

Rank	Council District	Address	Job Title	Housing Units	Submittal Date	Valuation
1	3	1175 W Summit	Kendall Yards Podium	200	7/16/2026	\$ 71,418,571.70
2	1	Beacon Hill	The Vistas Townhomes* - Phase 3	35	4/19/2024	\$ 12,323,254.24
3	2	1810 N Greene	SCC Building 1 East Wing TI	0	9/30/2026	\$ 10,760,000.00
4	1	643 N Riverpoint	Riverpoint Multifamily	64	2/10/2025	\$ 10,000,000.00
5	1	2607 S Ray	Bethany Apartments	22	3/31/2026	\$ 7,600,000.00
6	1	1404 W Mallon	Cancer Can't Lodge*	10	2/24/2026	\$ 6,500,000.00
7	2	1727 E Hartson	The Threshold	43	5/11/2026	\$ 6,222,124.00
8	3	9000 W Airport	SIA TREX Central Hall-Bag Claim	0	8/18/2026	\$ 6,000,000.00
9	2	1620 N River Ridge	Redband MF Bldgs C & D*	48	3/25/2024	\$ 5,717,566.40
10	2	4911 S Jefferson	Timberline Multi-Family	29	5/14/2026	\$ 5,667,182.70
			Total	451		\$ 142,208,699.14

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

Development Services

2027 Fee Update

Tami Palmquist – DSC Director



2027 Development Fee Table Update

- 2026 CPI update averaged 3.74 – 4%
- 2027 CPI update averages 3.21 – 3.68%
 - Includes an increase for appeal fees to match the County rate.
 - Removes Parking rates from DSC Fees.
 - Includes an increase for Private Development rates to align with today's costs of services, not raised since 2013.