

# Permit Processing Timeframes

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Report Dates		First Review			Ready To Issue		Permits Issued		
October 1, 2025 To December 31, 2025		Target	Average First Review Oct 01 - Dec 31		Fiscal Year Average	Average Ready To Issue Time	Average Wait For Customer To Pickup	Total Number Of Permits Issued	
		# of Days	Oct 01 - Dec 31	Change 2025 vs. 2024	FY 2026 Oct 1 - Dec 31	Oct 01 - Dec 31	Oct 01 - Dec 31	Oct 01 - Dec 31	FY 2026 Oct 1 - Dec 31
<b>Residential Construction</b>									
Single Family Level 1		≤10	11 days	same	11 days	27 days	13 days	40	40
Single Family Level 2		≤14	10 days	3 days faster	10 days	25 days	14 days	93	93
Add/Alt/Repairs Level 1		≤1	1 day	same	1 day	11 days	1 day	61	61
Add/Alt/Repairs Level 2		≤10	8 days	same	8 days	22 days	5 days	174	174
<b>Commercial Construction</b>									
New Commercial Buildings & Additions Level 1		≤30	18 days	1 day faster	18 days	66 days	12 days	30	30
New Commercial Buildings & Additions Level 2		≤45	25 days	11 days faster	25 days	94 days	1 day	2	2
Tenant Improvement Level 1		≤10	8 days	1 day longer	8 days	22 days	2 days	15	15
Tenant Improvement Level 2		≤15	14 days	3 days longer	14 days	38 days	3 days	69	69
Tenant Improvement Level 3		≤20	21 days	3 days longer	21 days	45 days	4 days	27	27
Commercial Occupancy Evaluation Level 1		≤1	1 day	same	1 day	2 days	1 day	8	8
Commercial Occupancy Evaluation Level 2		≤5	4 days	1 day faster	4 days	6 days	1 day	68	68
Sign Permits		≤10	7 days	1 day faster	7 days	21 days	6 days	53	53

**Note:** Days noted are working business days and do not include holidays or weekends.

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## Further Context

Regarding Levels of projects:

**Level 1** are simpler projects with less routing to other review disciplines

**Level 2** are mid-level projects with mid-routing to other review disciplines

**Level 3** are complex projects with the most routing to other review disciplines

However, Level 2 New Multi-Family and New Commercial Buildings & Additions are typically the most complex projects received for processing. (multiple buildings, multi-story, large area, podium type, high-rise, hospitals, hazardous, semiconductor, industrial, etc.)

## Positive Trends

Average first review timeframes are within desired service levels for all building permit project types except Single Family Level 1 and Tenant Improvement Level 3.

As of January 8, 2026, there are 111 new Single-Family Dwellings under building permit review. This is up from 95 Single-Family Dwellings under review at this same time last year.

## Areas of Interest

Average first review timeframes for permit project types Single Family Level 1 and Tenant Improvement Level 3 are taking just slightly longer than desired service levels.

No New Multi-Family permits were issued during the reporting period.

## Other Trends

The average time a permit waits for a customer to pick it up (customer pick-up time) after PDS has completed the review showed some changes when compared to last month. Single Family Level 1 increased from 9 days to 13 days currently. Single Family Level 2 decreased from 47 days to 14 days currently. All other categories either remained the same or varied just slightly from last month.

## Project Updates

The following larger new commercial or new multi-family projects are under building permit review or in the resubmittal process: Capital HS Parking Lot-Softball Field Relocation/Pressbox, Farm Bureau Federation, West Boise Water Renewal Facility Expansion, Queen Apartments, Washington Trust Bank, Jasmine Lane Senior Living, CWI College Building, the Planer Apartment Building A, ACHD Apple Maintenance and OPS Facility Fleet Building #9, ACHD Apple Maintenance and OPS Facility Salt and Sand Shed and Building #5, ACHD Apple Maintenance and OPS Facility Welding Building #10, Quality Electric Warehouse and Office Building, Quality Electric Shop Building Bldg. 1, Quality Electric Parking Facility Bldg. 2, Overland Storage Buildings 1-6, State Street Multi-Family, Micron ID1 T105 Trestle, Micron ID1 HPM B102 Primary Structural Steel, Micron ID1 B111D OPAL E-House & Utility Trestle, Micron ID1 B11A OPAL OSCAT Foundation, Micron ID1 T102 Structural Secondary Steel, Micron B28 Water Services Building, and Micron B80A Office Building.

Some larger commercial tenant improvement permit applications that are under building permit review or in the resubmittal process include: Vasa Fitness Boise, Micron ID1 OPAL ZLD Bldg. B111 TI, Micron ID1 B120 Detached Warehouse TI, and Boise Aquarium.

PDS has completed the review of some permits that have not been issued but are ready such as: Intermountain Hospital Outpatient Remodel, Hillcrest Apartments, Saint Alphonsus OR AHU Addition, Campos Market Remodel, Avis/Budget TI in ConRAC, Ada County Jail Expansion, and Walmart TI.