

Permit Processing Timeframes

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Report Dates		First Review			Ready To Issue		Permits Issued		
November 1, 2025 To January 31, 2026		Target	Average First Review Nov 01 - Jan 31		Fiscal Year Average	Average Ready To Issue Time	Average Wait For Customer To Pickup	Total Number Of Permits Issued	
		# of Days	Nov 01 - Jan 31	Change 2026 vs. 2025	FY 2026 Oct 1 - Jan 31	Nov 01 - Jan 31	Nov 01 - Jan 31	Nov 01 - Jan 31	FY 2026 Oct 1 - Jan 31
Residential Construction									
Single Family Level 1		≤10	10 days	1 day faster	10 days	34 days	14 days	33	57
Single Family Level 2		≤14	11 days	2 days faster	11 days	38 days	13 days	115	128
Add/Alt/Repairs Level 1		≤1	1 day	same	1 day	5 days	1 day	61	83
Add/Alt/Repairs Level 2		≤10	7 days	same	8 days	23 days	7 days	139	204
Commercial Construction									
New Multi-Family Level 1		≤30	29 days	12 days longer	29 days	115 days	2 days	1	1
New Commercial Buildings & Additions Level 1		≤30	19 days	1 day longer	19 days	76 days	4 days	34	43
New Commercial Buildings & Additions Level 2		≤45	33 days	4 days longer	27 days	132 days	2 days	1	3
Tenant Improvement Level 1		≤10	8 days	1 day longer	8 days	15 days	2 days	16	19
Tenant Improvement Level 2		≤15	15 days	3 days longer	14 days	37 days	4 days	54	81
Tenant Improvement Level 3		≤20	20 days	same	20 days	47 days	3 days	33	45
Commercial Occupancy Evaluation Level 1		≤1	1 day	same	1 day	1 day	1 day	8	12
Commercial Occupancy Evaluation Level 2		≤5	4 days	1 day faster	4 days	6 days	1 day	40	79
Sign Permits		≤10	7 days	1 day faster	7 days	25 days	6 days	44	60

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.

As of February 10, 2026, there are 87 new Single-Family Dwellings under building permit review. This is up from 56 Single-Family Dwellings under review at this same time last year.

Areas of Interest

New Multi-Family permit submittals have decreased 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. New Commercial Level 1 decreased from 12 days to 4 days currently. Additions, Alterations, Repairs Level 2 increased from 5 days to 7 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: Latah Mixed Use-Multi-Family Building, Capital High School Parking Lot-Softball Field Relocation/Pressbox, Farm Bureau Federation, 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, Quality Electric Parking Facility Bldg. 2, Overland Storage Buildings 1-6, Micron ID1 B110 WWT, Micron ID1 WWT MEP, Micron ID1 T102 Trestles, Micron ID1 T105-T106-T-107 Trestles, Micron ID1 HPM B102-102A-102B-102C Primary Structural Steel, Micron ID1 B110 WWT Secondary Steel, and Micron B28 Water Services 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, ICCU Branch Bank, Ada County 1st Floor Remodel, 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, West Boise Water Renewal Facility Expansion, and Walmart TI.