

# Permit Processing Timeframes

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Report Dates		First Review			Ready To Issue		Permits Issued		
February 1, 2026 To April 30, 2026		Target	Average First Review Feb 01 - Apr 30		Fiscal Year Average	Average Ready To Issue Time	Average Wait For Customer To Pickup	Total Number Of Permits Issued	
		# of Days	Feb 01 - Apr 30	Change 2026 vs. 2025	FY 2026 Oct 1 - Apr 30	Feb 01 - Apr 30	Feb 01 - Apr 30	Feb 01 - Apr 30	FY 2026 Oct 1 - Apr 30
<b>Residential Construction</b>									
Single Family Level 1		≤10	<b>9 days</b>	2 days faster	9 days	<b>31 days</b>	10 days	51	106
Single Family Level 2		≤14	<b>13 days</b>	same	12 days	<b>85 days</b>	21 days	54	184
Add/Alt/Repairs Level 1		≤1	<b>1 day</b>	same	1 day	<b>8 days</b>	1 day	58	141
Add/Alt/Repairs Level 2		≤10	<b>8 days</b>	1 day faster	8 days	<b>25 days</b>	7 days	143	345
<b>Commercial Construction</b>									
New Multi-Family Level 1		≤30	N/A	20 days faster	29 days	N/A	N/A	0	1
New Commercial Buildings & Additions Level 1		≤30	<b>22 days</b>	4 days longer	20 days	<b>73 days</b>	3 days	62	101
New Commercial Buildings & Additions Level 2		≤45	<b>29 days</b>	14 days faster	30 days	<b>70 days</b>	18 days	4	11
Tenant Improvement Level 1		≤10	<b>10 days</b>	4 days longer	9 days	<b>26 days</b>	2 days	13	33
Tenant Improvement Level 2		≤15	<b>15 days</b>	4 days longer	14 days	<b>47 days</b>	5 days	54	134
Tenant Improvement Level 3		≤20	<b>22 days</b>	4 days longer	<b>21 days</b>	<b>58 days</b>	6 days	53	98
Commercial Occupancy Evaluation Level 1		≤1	<b>1 day</b>	same	1 day	<b>1 day</b>	1 day	5	17
Commercial Occupancy Evaluation Level 2		≤5	<b>6 days</b>	2 days longer	5 days	<b>7 days</b>	1 day	40	119
Sign Permits		≤10	<b>6 days</b>	2 days faster	6 days	<b>28 days</b>	6 days	47	107

**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 for Tenant Improvement Level 3 and Commercial Occupancy Evaluation Level 2.

As of May 5, 2026, there are 80 new Single-Family Dwellings under building permit review. This is down from 133 Single-Family Dwellings under review at this same time last year.

## Areas of Interest

Average first review timeframes for permit project types Tenant Improvement Level 3 and Commercial Occupancy Evaluation Level 2 are taking just slightly longer than desired service levels.

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 minor changes when compared to last month. Single Family Level 2 increased from 17 days to 21 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: 1010 W. Jefferson Street Parking Garage, Trappers Island Building 1 Podium, Airport Industrial Shell Buildings A113 A114, Finch 2 Buildings C & D Affordable Housing, Latah Mixed Use-Multi-Family Building, River District Parking Garage/Retail, Jasmine Lane Senior Living, the Planer Apartment Building A, Overland Storage Buildings 1-6, Micron ID1 B102 HPM Arch/MEP Scope, Micron ID1 HPM B102-102A-102B-102C HPM Arch/MEP Scope, Micron ID1 B173 RAW/NPW Pumphouse, Micron Hangar, Micron B81 Mask Facility, Micron ID1 B111F Opal Dewatering Building, Micron ID1 B110 WWT, Micron ID1 T102 Trestles, Micron ID1 T105-T106-T107 Trestles, Micron ID1 Trestles T110-T111, and Micron ID1 B110 WWT Secondary Steel.

Some larger commercial tenant improvement permit applications that are under building permit review or in the resubmittal process include: Micron ID1 B141 Probe Arch Up to Level 30, Boise Depot Restoration – Bell Tower and Great Hall, SEL Office TI, and Antique World Expansion-Façade.

PDS has completed the review of some permits that have not been issued but are ready such as: Hillcrest Apartments, Saint Alphonsus OR AHU Addition, ACHD Apple Maintenance and Ops Facility Decant Building #7, ICCU Branch Bank TI, and Ada County 1<sup>st</sup> Floor Remodel.