

Development Trends | July 2026

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July 2026	Permits Issued			Average Monthly Permits and Valuation					
	Monthly Report			Calendar Year (7-month average)			Fiscal Year (10-month average)		
	July 2025	July 2026	% Change	2025	2026	% Change	FY 2025	FY 2026	% Change
Total Number									
Valuation	\$224,616,314	\$1,037,444,157	361.87%	\$146,377,655	\$427,034,825	191.73%	\$166,743,979	\$348,061,056	108.74%
Building Permits	1,778	1,712	-3.71%	1,585	1,559	-1.64%	1,566	1,560	-0.38%
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	\$21,037,196	\$31,326,912	48.91%	\$21,058,211	\$16,223,862	-22.96%	\$20,472,670	\$15,636,236	-23.62%
Residential Units	79	140	77.22%	92	63	-31.52%	85	59	-30.59%
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$12,737,196	\$11,457,030	-10.05%	\$12,979,189	\$10,014,964	-22.84%	\$12,492,528	\$11,290,008	-9.63%
Building Permits	39	32	-17.95%	41	32	-21.95%	40	37	-10.00%
Commercial									
Valuation	\$186,570,533	\$954,436,021	411.57%	\$110,464,002	\$367,774,782	232.94%	\$129,822,546	\$298,975,739	130.30%
Building Permits	54	79	46.30%	69	70	1.45%	71	64	-9.86%
Trade/Other									
Valuation	\$31,891,208	\$37,757,709	18.40%	\$77,842,886	\$91,130,498	17.07%	\$65,287,696	\$79,254,233	21.39%
Building Permits	1,516	1,426	-5.94%	1,338	1,311	-2.02%	1,322	1,317	-0.45%

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Positive Trends

Building: Commercial Valuation in July 2026 is 412% higher when compared to July 2025. Total Number Valuation in July 2026 is 362% higher when compared to July 2025.

Planning: Current Month Total Staff Level Applications in July 2026 are 36% higher when compared to July 2025.

Areas of Interest

Building: The Residential Single Family Dwelling units issued Building Permits Issued in July 2026 are 18% lower when compared to July 2025. The Residential Single Family Dwelling units issued Valuation in July 2026 is 10% lower when compared to July 2025.

Planning: The Current Month Total Commission/Committee/Council Level Applications in July 2026 are 45% lower when compared to July 2025.

Five-Year Trends

Building: Comparing to the last five years for the month of July, both the Commercial Valuation and the Total Number Valuation ranked the highest.

Planning: Comparing the last five years the Current Month Total Staff Level Applications ranked the highest.

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Notable Projects Over \$1,000,000.00

1) BLD26-00760 (MICRON ID1 - B102 HPM Arch/MEP Scope) 8000 S FEDERAL WAY - \$311,443,223.00

Permit to construct a 1-story with equipment platform (excluded from area and story count), 73,585 sq. ft. (50,640 sq. ft. building + 21,840 sq. ft. open air canopy), industrial processing building.

2) BLD26-00763 (MICRON ID1 - B102C HPM Arch/MEP Scope) 8000 S FEDERAL WAY - \$235,686,763.00

Permit to construct a 15,925 sq. ft. (Open air canopy structure with three rooms under that have a rated roof) industrial processing building.

3) BLD26-00762 (MICRON ID1 - B102B HPM Arch/MEP Scope) 8000 S FEDERAL WAY - \$185,182,457.00

Permit to construct a 14,630 sq. ft. (8,090 sq. ft. open air canopy + 6,540 sq. ft. building) industrial processing building

4) BLD26-00761 (MICRON ID1 - B102A HPM Arch/MEP Scope) 8000 S FEDERAL WAY - \$92,591,229.00

Permit to construct a 5,888 sq. ft. (Open air canopy structure with three rooms under that have a rated roof) industrial processing building.

5) BLD26-00596 (1010 W. Jefferson Street Commercial Space & Public Parking Facility) 1010 W JEFFERSON ST - \$33,000,000.00

Permit to construct a 206,302 sq. ft., one story commercial building and related site improvements with first floor for future tenants.

6) BLD26-00463 (MICRON - ID1 B111F Opal Dewatering Building) 8000 S FEDERAL WAY - \$17,990,526.00

Permit to construct a 24,957 sq. ft. 2-story industrial processing building.

7) BLD26-00855 (Micron Hangar) 1250 W GOWEN RD - \$16,683,412.00

Permit to construct a 56,445 sq. ft. aircraft hangar with associated office and storage spaces.

8) BLD26-01447 (MICRON ID1 WWT West Yard IRW/NPR/Off-Spec Water Tanks) 8000 S FEDERAL WAY - \$12,589,198.00

Permit for the construction of (6) steel storage tanks and associated piping for the Wastewater Treatment Plant.

9) BLD26-01292 (MICRON ID1-Opal B111 Phase 2 THERMAL ADDITION) 8000 S FEDERAL WAY - \$10,752,836.00

Permit to construct a 9,268 sq. ft., 1-story H-4 addition to ZLD building B111 constructed under BLD25-02004, occupied under BLD25-03331.

10) BLD26-00933 (MICRON ID1 - CUP B101B EGEN Footing & Foundation) 8000 S FEDERAL WAY - \$8,000,000.00

Permit for the B101B EGEN footings, foundations, and fence enclosure with gates and adjacent transformer yard and related underground electrical work.

Top 3 New Residential Contractors:

1) HHS CONSTRUCTION LLC - 9,942 Sq. Ft. - 2 Permits - **\$2,127,753.00**

2) PLEASANT VIEW CONSTRUCTION LLC - 9,206 Sq. Ft. - 2 Permits - **\$1,755,380.16**

3) CHAMNESS CONSTRUCTION AND DESIGN, LLC - 8,800 Sq. Ft. - 4 Permits - **\$1,365,104.00**

Subdivision Plat Approvals *(Please note, the below list of subdivision plats does not include Preliminary Plats. Only Final Plats are included.)*

SUB26-00012 | HIP Townhouses Subdivision | Lots/Units 7 | Southeast

SUB26-00020 | Barnwood Subdivision | Lots/Units 72 | Southwest