

Permit Processing Timeframes

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Report Dates		First Review			Ready To Issue		Permits Issued		
May 1, 2026 To July 31, 2026		Target	Average First Review May 01 - Jul 31		Fiscal Year Average	Average Ready To Issue Time	Average Wait For Customer To Pickup	Total Number Of Permits Issued	
		# of Days	May 01 - Jul 31	Change 2026 vs. 2025	FY 2026 Oct 1 - Jul 31	May 01 - Jul 31	May 01 - Jul 31	May 01 - Jul 31	FY 2026 Oct 1 - Jul 31
Residential Construction									
Single Family Level 1		≤10	10 days	same	10 days	40 days	8 days	36	142
Single Family Level 2		≤14	11 days	3 days faster	12 days	82 days	25 days	28	212
Add/Alt/Repairs Level 1		≤1	1 day	same	1 day	9 days	1 day	60	201
Add/Alt/Repairs Level 2		≤10	8 days	1 day faster	8 days	30 days	4 days	189	534
Commercial Construction									
New Multi-Family Level 1		≤30	19 days	8 days faster	20 days	257 days	1 day	13	14
New Multi-Family Level 2		≤45	36 days	7 days longer	36 days	85 days	2 days	1	1
New Commercial Buildings & Additions Level 1		≤30	19 days	5 days faster	20 days	57 days	5 days	55	157
New Commercial Buildings & Additions Level 2		≤45	35 days	8 days longer	33 days	89 days	1 day	14	24
Tenant Improvement Level 1		≤10	8 days	1 day longer	8 days	14 days	2 days	21	53
Tenant Improvement Level 2		≤15	15 days	1 day longer	14 days	43 days	4 days	67	199
Tenant Improvement Level 3		≤20	18 days	1 day faster	20 days	44 days	5 days	59	160
Commercial Occupancy Evaluation Level 1		≤1	1 day	same	1 day	1 day	1 day	23	40
Commercial Occupancy Evaluation Level 2		≤5	7 days	1 day longer	6 days	8 days	1 day	71	190
Sign Permits		≤10	7 days	1 day faster	6 days	16 days	5 days	49	156

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.)

Average first review days are City time. Average ready to issue days include both City and applicant time (when resubmittals are required).

Positive Trends

Average first review timeframes are within desired service levels for all building permit project types except Commercial Occupancy Evaluation Level 2.

As of August 4, 2026, there are 112 new Single-Family Dwellings under building permit review. This is up from 102 Single-Family Dwellings under review at this same time last year.

Areas of Interest

Average first review timeframes for permit project type Commercial Occupancy Evaluation Level 2 are taking just slightly longer than desired service levels.

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 2 decreased from 35 days to 25 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:

The Sherwood (48 units), Ascent at Overland (138 units), Boise LivSmart Studios by Hilton Modular Hotel, Homewood Suites Hotel (CWI Site), Kenworth Trucking Dealership, Emerald Data Center Expansion, Maple Grove Apartments (126 units), Victory Apartments (156 units), Innovator Industrial Park Shell Building, Trappers Island Building 1 Podium, Jasmine Lane Senior Living, the Planer Apartment Building A, Overland Storage Buildings 1-6, and Micron B81 Mask Facility.

Some larger commercial tenant improvement permit applications that are under building permit review or in the resubmittal process include:

Micron ID1 B141 Probe Arch, Antique World Expansion-Façade, SpringHill Suites Boise West/Eagle remodel, and T-Mobile Switch Renovation & Generators.

PDS has completed the review of some permits that have not been issued but are ready such as:

Saint Alphonsus OR AHU Addition, ICCU Branch Bank TI, Table Rock Vista, BCACHA Water/Waste Line Replacements, Wildwood Apartments Rehabilitation, and Idaho Central Credit Union Floor 13.