

Nevada New Residential Construction Building Permits Trends

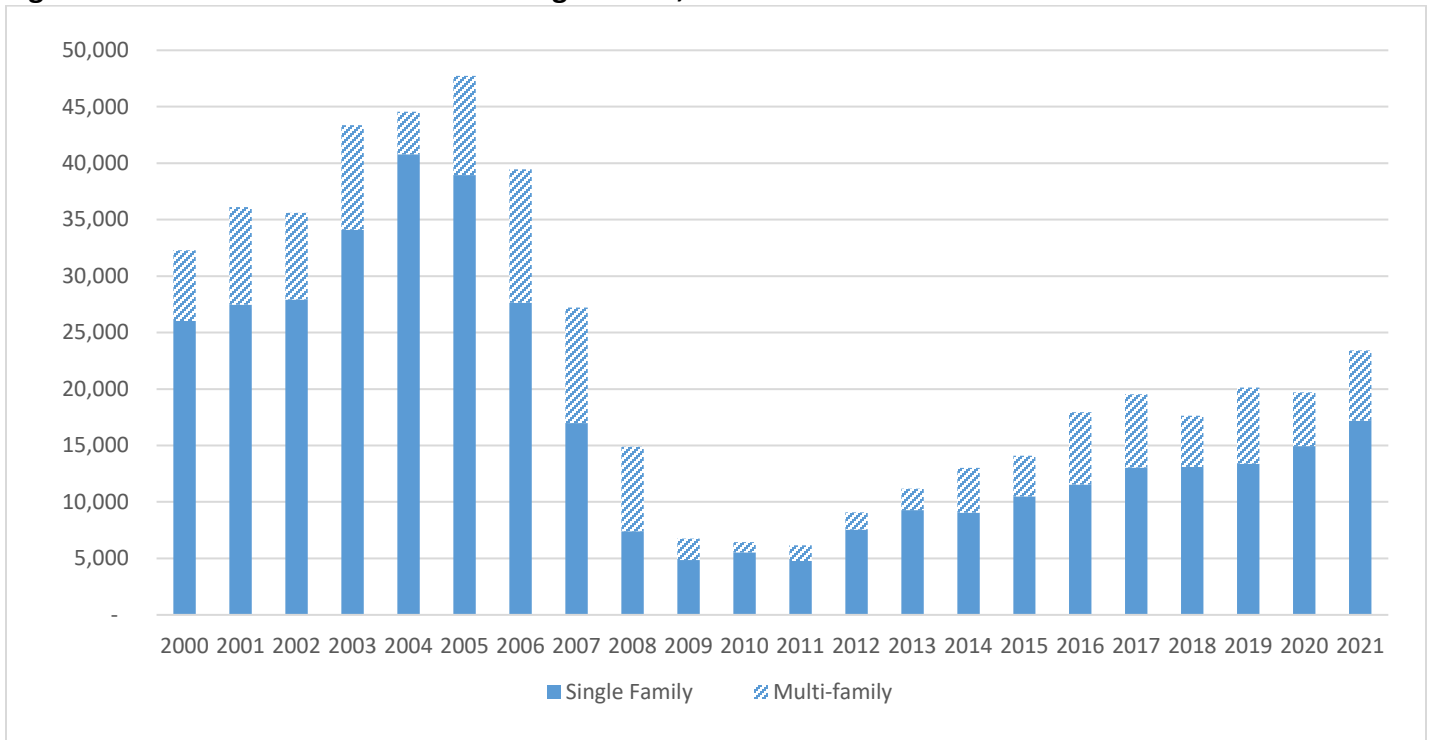
The source for the data used in the charts in this report is the U.S. Census Bureau Residential Building Permits Survey except where noted otherwise. County level data is available at this Census Bureau website: <https://www2.census.gov/econ/bps/County/>. The U.S. Census Bureau surveys permit offices across the United States in order to produce estimates of the number of building permits issued for new housing units. The methodology includes a monthly survey that reaches nearly 50% of the 20,100 permit places in the U.S. and an annual survey that goes out to all permit places. The places not included in the monthly survey make up only about 1% of total permits since they averaged less than six permits a year over the past three years. About 99% of private residential building activity takes place in jurisdictions requiring a permit.ⁱ

State residential building permit activity increased in 2021 as compared to 2020. In 2021, 19,716 permits were issued as compared to 23,406 in 2020. Total units permitted in 2021 were about 19% higher than 2020. U.S. growth in permits from 2020 to 2021 was similar at 18%.ⁱⁱ

Nevada has still not seen building permit activity return to the highs in the 2000s before the Great Recession. From 6,163 units in the lowest year of the recession, 2011, to 23,406 units in 2021, permits have nearly quadrupled, however.

Twenty-seven percent of the units permitted (6,214) were in buildings with five or more units, that is, multi-family apartments.ⁱⁱⁱ The proportion of multi-family units was close to the 21st century average of 25%.

Figure 1. Nevada New Residential Building Permits, 2000 to 2021



Washoe County 2021 total permits were up 18% year over year. Washoe County jurisdictions issued permits for 5,312 units in 2021. Clark County permits issued were up 16% as compared with 2020 at 16,307. Washoe County multi-family permits were up 39% over 2020's level to 2,472 units and were 47% of total residential permit activity. Clark County 2021 multi-family permits were up 16% from 2020 to 3,419 units. Washoe County multi-family units made up 30% of total units permitted from 2000 to 2021. In Clark County multi-family permits have averaged 24% of total units permitted.

Figure 2. Clark County New Residential Building Permits, 2000 to 2021

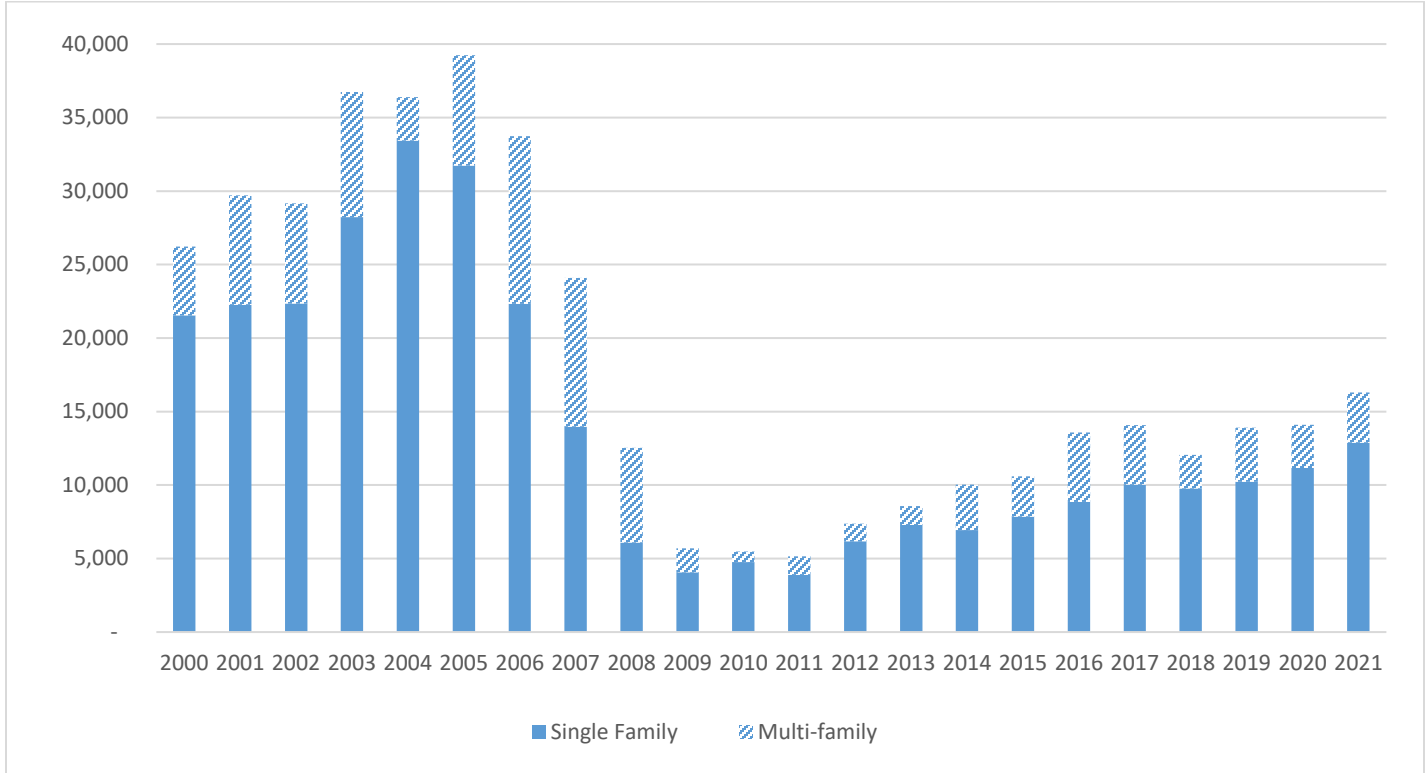


Figure 3. Washoe County New Residential Building Permits, 2000 to 2021

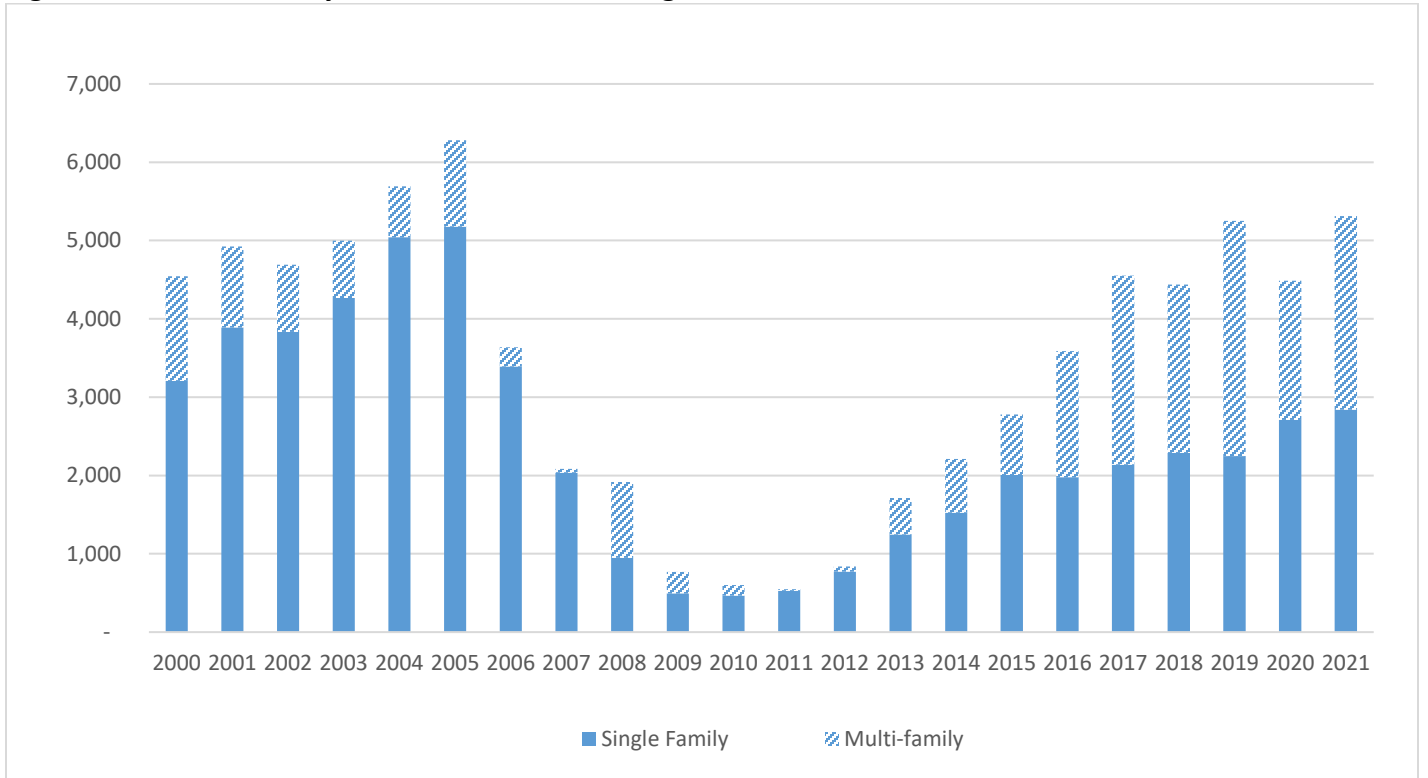
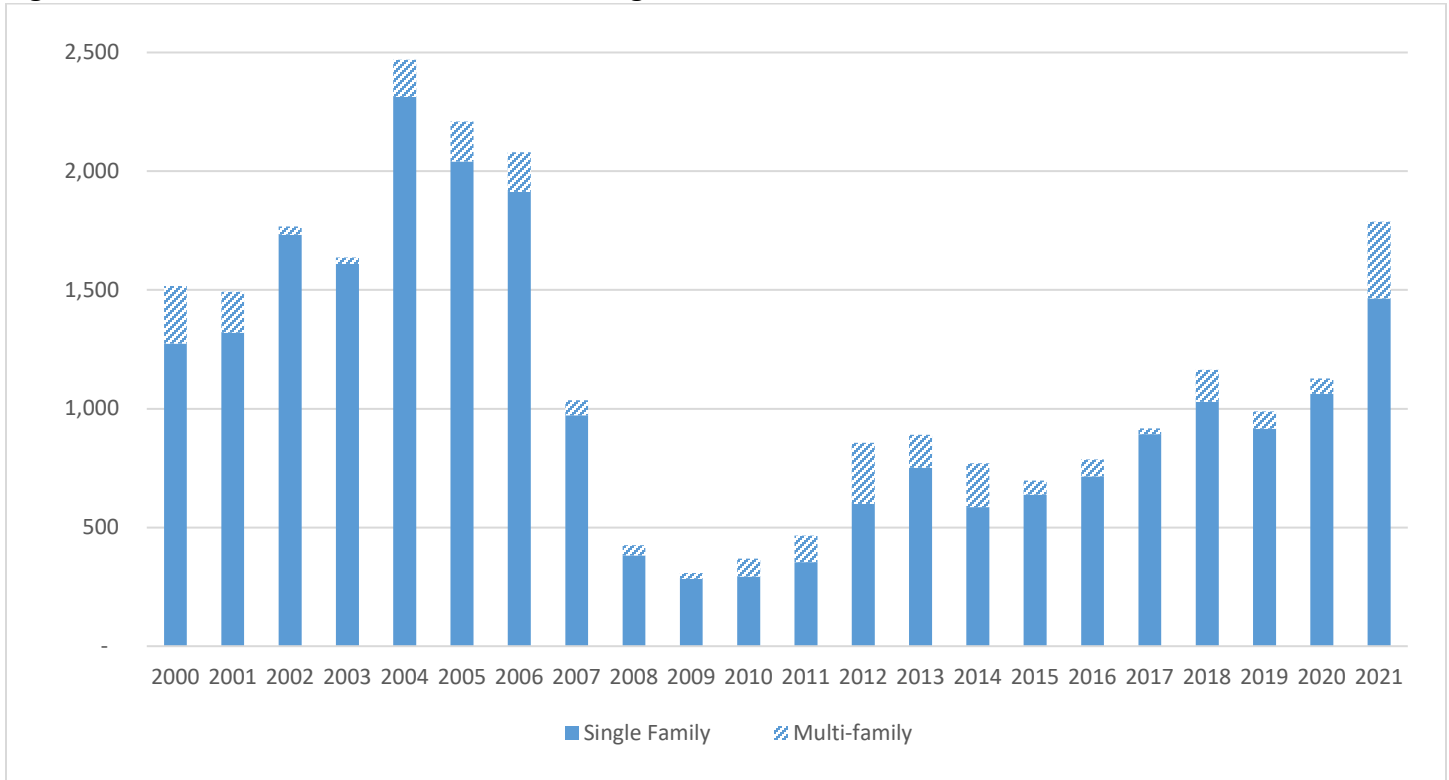


Figure 4. Rural Nevada New Residential Building Permits, 2000 to 2021



Ten percent of rural Nevada new residential building permits were for multi-family units for the period from 2000 to 2021. In 2021 there were 1,787 total units permitted with 323 multi-family units permitted (18%). Rural Nevada reached a pre-recession high in 2004 when 2,469 units were permitted, according to Census Bureau estimates.

Separate county data on permits is available by request or see [U.S. Census Bureau permits data](#) .

Table 1, 2 and 3 contain the regional data series used in Figure 2, 3 and 4.

Table 1. Clark County New Residential Building Permits, 2000 to 2021

Year	Single Family	Multifamily	Total
2000	21,536	4,688	26,224
2001	22,261	7,446	29,707
2002	22,348	6,808	29,156
2003	28,234	8,498	36,732
2004	33,426	2,969	36,395
2005	31,730	7,507	39,237
2006	22,328	11,400	33,728
2007	13,965	10,124	24,089
2008	6,078	6,459	12,537
2009	4,066	1,622	5,688
2010	4,765	709	5,474
2011	3,880	1,267	5,147
2012	6,184	1,191	7,375
2013	7,290	1,283	8,573
2014	6,930	3,106	10,036
2015	7,858	2,747	10,605
2016	8,850	4,727	13,577
2017	10,025	4,048	14,073
2018	9,773	2,271	12,044
2019	10,223	3,680	13,903
2020	11,160	2,940	14,100
2021	12,888	3,419	16,307

Table 2. Washoe County New Residential Building Permits, 2000 to 2021

Year	Single Family	Multifamily	Total
2000	3,207	1,337	4,544
2001	3,889	1,037	4,926
2002	3,835	856	4,691
2003	4,266	731	4,997
2004	5,042	650	5,692
2005	5,179	1,103	6,282
2006	3,394	243	3,637
2007	2,035	49	2,084
2008	948	970	1,918
2009	496	272	768
2010	466	134	600
2011	528	22	550
2012	773	66	839
2013	1,248	463	1,711
2014	1,524	686	2,210
2015	2,007	773	2,780
2016	1,978	1,610	3,588
2017	2,138	2,416	4,554
2018	2,287	2,150	4,437

Year	Single Family	Multifamily	Total
2019	2,249	3,002	5,251
2020	2,710	1,779	4,489
2021	2,840	2,472	5,312

Table 3. Rural Nevada Counties New Residential Building Permits, 2000 to 2021

Year	Single Family	Multifamily	Total
2000	1,274	243	1,517
2001	1,320	172	1,492
2002	1,732	36	1,768
2003	1,610	27	1,637
2004	2,313	156	2,469
2005	2,041	168	2,209
2006	1,913	167	2,080
2007	972	64	1,036
2008	382	44	426
2009	284	24	308
2010	293	76	369
2011	354	112	466
2012	599	258	857
2013	752	138	890
2014	586	184	770
2015	638	60	698
2016	715	72	787
2017	893	24	917
2018	1,029	135	1,164
2019	916	73	989
2020	1,063	64	1,127
2021	1,464	323	1,787

List of Endnotes

ⁱ United States Census Bureau. Building Permits Survey; How the Data Are Collected.

https://www.census.gov/construction/bps/how_the_data_are_collected/ accessed 11-20-2022

ⁱⁱ United States Census Bureau. Building Permits Survey; <https://www.census.gov/construction/bps/uspermits.html>.

ⁱⁱⁱ In this report, multi-family is defined as units in structures with 5 or more units. During review of the preliminary data the Census Bureau may sometimes reclassify townhouse units to single family that permitting agencies originally classified as multi-family units.