

Nevada New Residential Construction Building Permits Trends

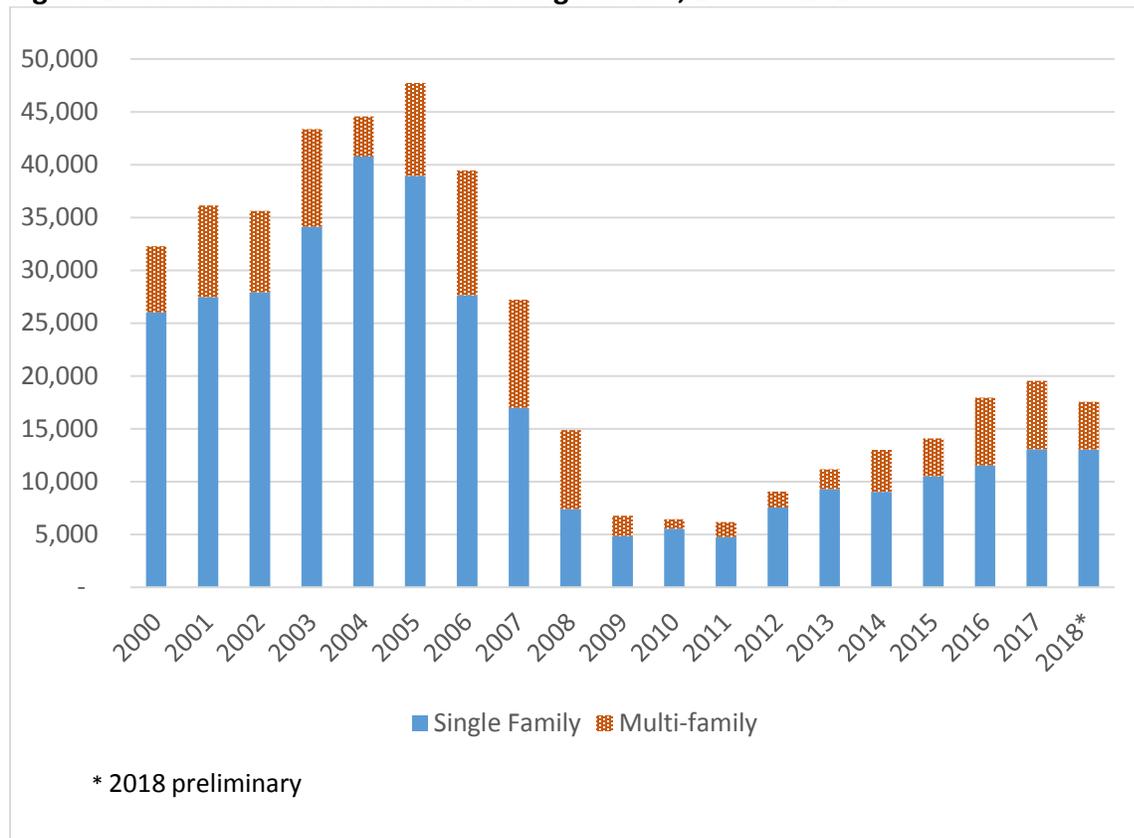
The U.S. Census Bureau surveys permit offices across the United States in order to produce estimates of the number of building permits issued for new housing units. The methodology includes an annual survey that reaches all 20,100 permit places in the U.S. About 98% of private residential building activity takes place in jurisdictions requiring a permit.ⁱ 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/>.

State residential building permit activity decreased in 2018 as compared to 2017, the first decrease in the annual total since 2011. This year 17,453 permits were issued as compared to 19,544 last year. Using the 2018 preliminary data, total units permitted in 2018 were about 10% lower than 2017. In contrast, for the U.S. as a whole and for the western region, permits increased 3%.ⁱⁱ

Nevada has seen significant recovery of building permit activity in the last several years, from 6,163 units in the lowest year of the recession, 2011, to 17,453 units in 2018 (preliminary) but total units permitted were still 63% lower than the peak of 47,728 units permitted in 2005 at the pre-recession height.

About a quarter of the units permitted (4,501) 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. Since 2000, the average percentage of multi-family permits was 24%.

Figure 1. Nevada New Residential Building Permits, 2000 to 2018



Washoe County 2018 total permits (preliminary) were down 3% year over year. Washoe County jurisdictions issued permits for 4,437 units. Clark County preliminary permits issued were down 15% as compared with 2017 at 11,944. Washoe County multi-family permits were down 11% over 2017's record level to 2,150 units, but were still almost 50% of total residential permit activity.^{iv} Clark County 2018 multi-family permits were down 45% from 2017 to 2,221 units. Washoe County multi-family units made up 26% of total units permitted from 2000 to 2017. In Clark County multi-family permits have averaged 25% of total units permitted.

Figure 2. Clark County New Residential Building Permits, 2000 to 2018

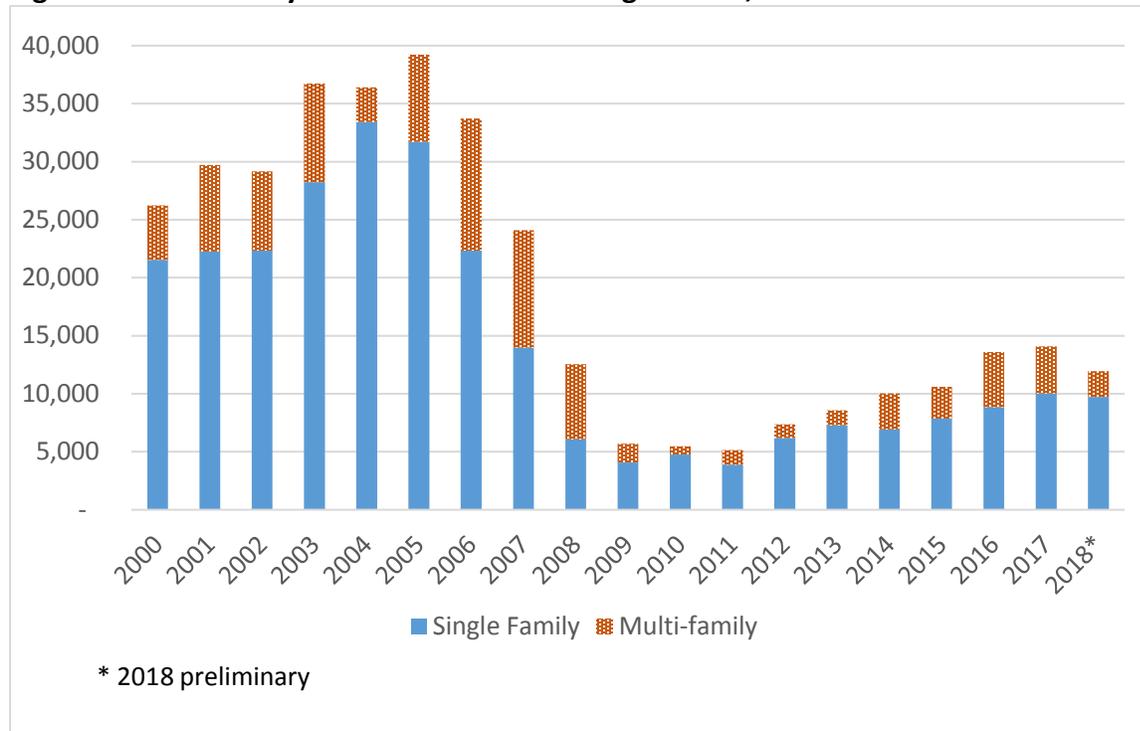


Figure 3. Washoe County New Residential Building Permits, 2000 to 2018

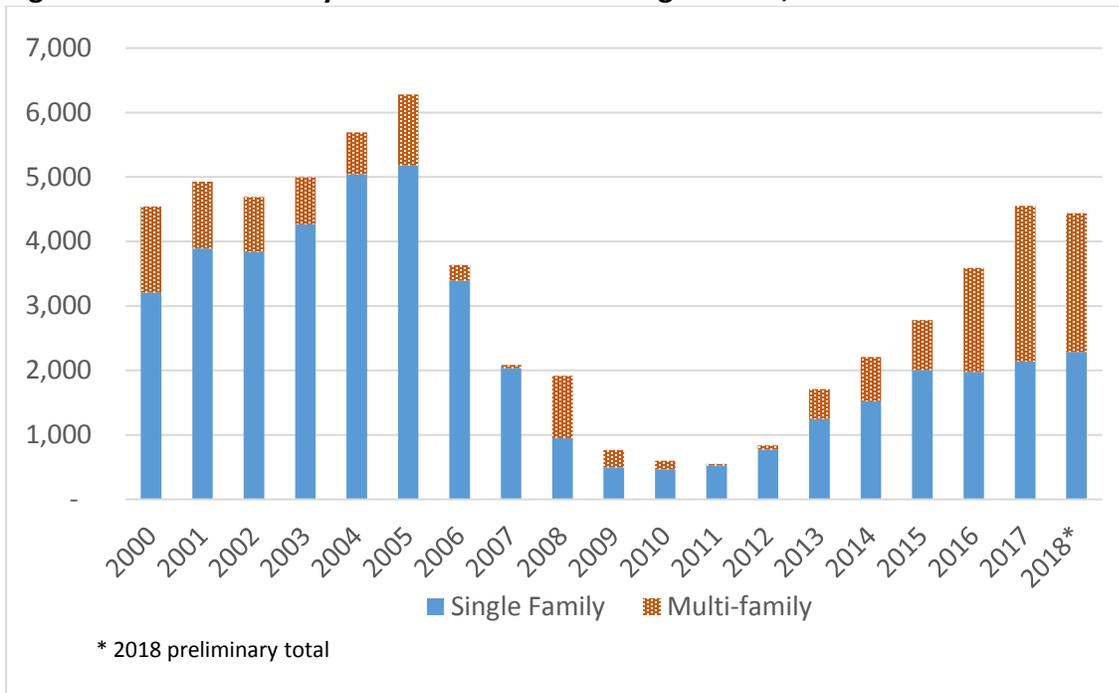
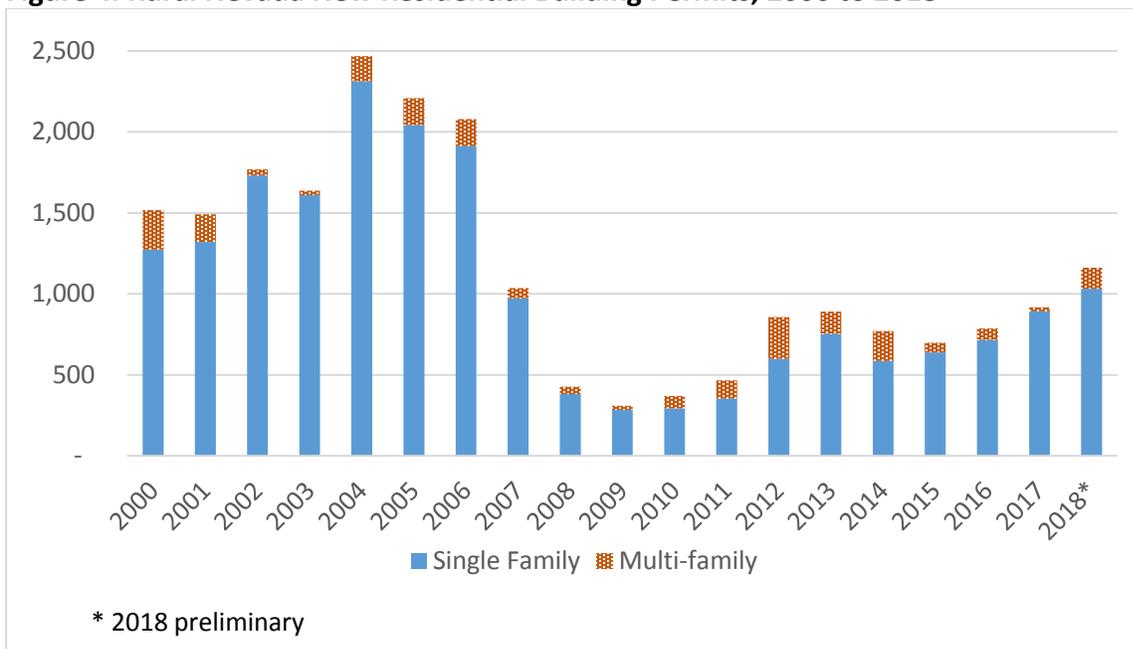


Figure 4. Rural Nevada New Residential Building Permits, 2000 to 2018



On average, 10% of rural Nevada new residential building permits were for multi-family units for the period from 2000 to 2018. In 2018 there were 1,162 total units permitted, according to preliminary estimates, with 130 multi-family units permitted (11%). 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. Clark County New Residential Building Permits, 2000 to 2018

Clark/Year	Single Family	Multi-family	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*	9,723	2,221	11,944

*Preliminary

Table 2. Washoe County New Residential Building Permits, 2000 to 2018

Washoe	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

*Preliminary

Table 3. Rural Nevada Counties New Residential Building Permits, 2000 to 2018

Rural NV Counties	Single Family	Multi-family	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*	1,032	130	1,162

*Preliminary

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 5-1-2018

ⁱⁱ United States Census Bureau. Building Permits Survey; <https://www.census.gov/construction/bps/uspermits.html> accessed 3-4-2019

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 units that permitting agencies classified as multi-family units that are townhouses to single family.

^{iv} Washoe County multi-family units permit data were examined back to 1980. 1980 to 1989 data were from the SOCDs Building Permits Database on the U.S. Housing and Urban Development website: <https://socds.huduser.gov> accessed 5-1-2018.