

KPB Construction Permitting

Construction Permitting

Construction permits are not required within the KPB except within the incorporated cities - Homer, Kenai, Seldovia, Seward and Soldotna; therefore, data reported in this document does not include all construction activity. It does, however, provide the reader with borough trends. Permit Categories include Residential New (RN), Residential Alteration/Addition (RA), Commercial New (CN) and Commercial Alteration/Addition (CA). Individual cities may have other categories, but in an effort to provide consistent categories across the KPB, those categories have been combined into one of the four. Borough-wide new residential construction is presented in the annual statistical report, *Situations and Prospects*. Homer, Kenai, Seldovia and Soldotna permit activity has been recorded since 1986 but Seward did not require permits until 1988.

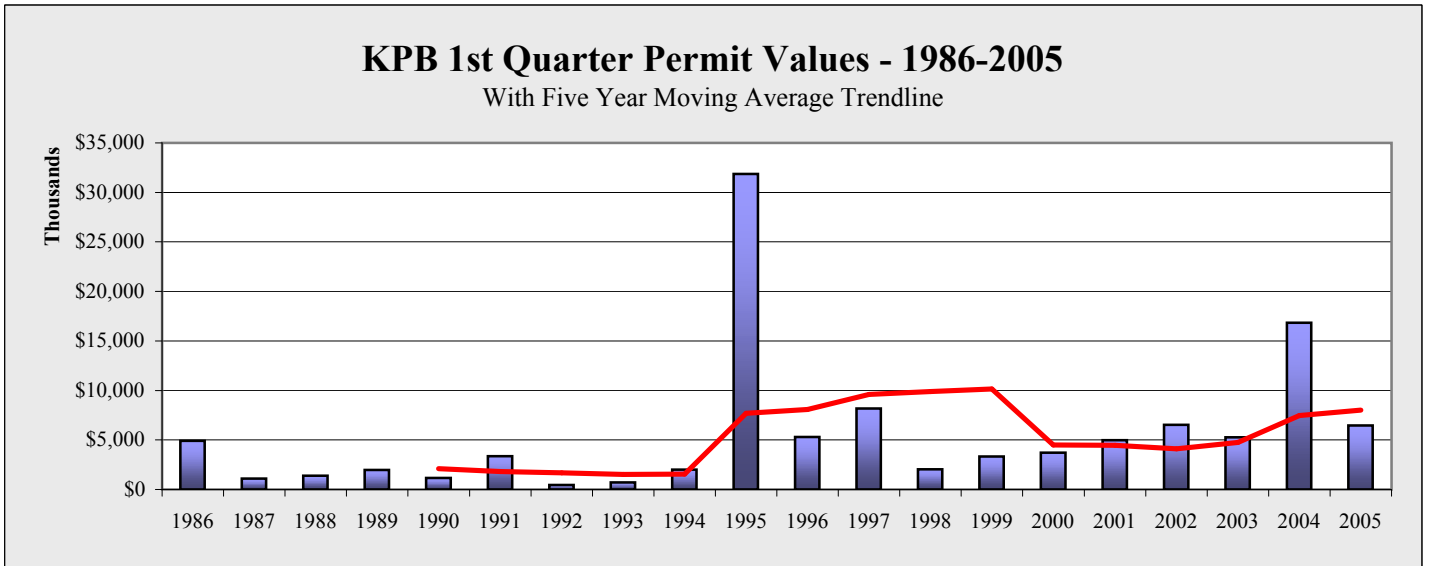


Chart 1.19

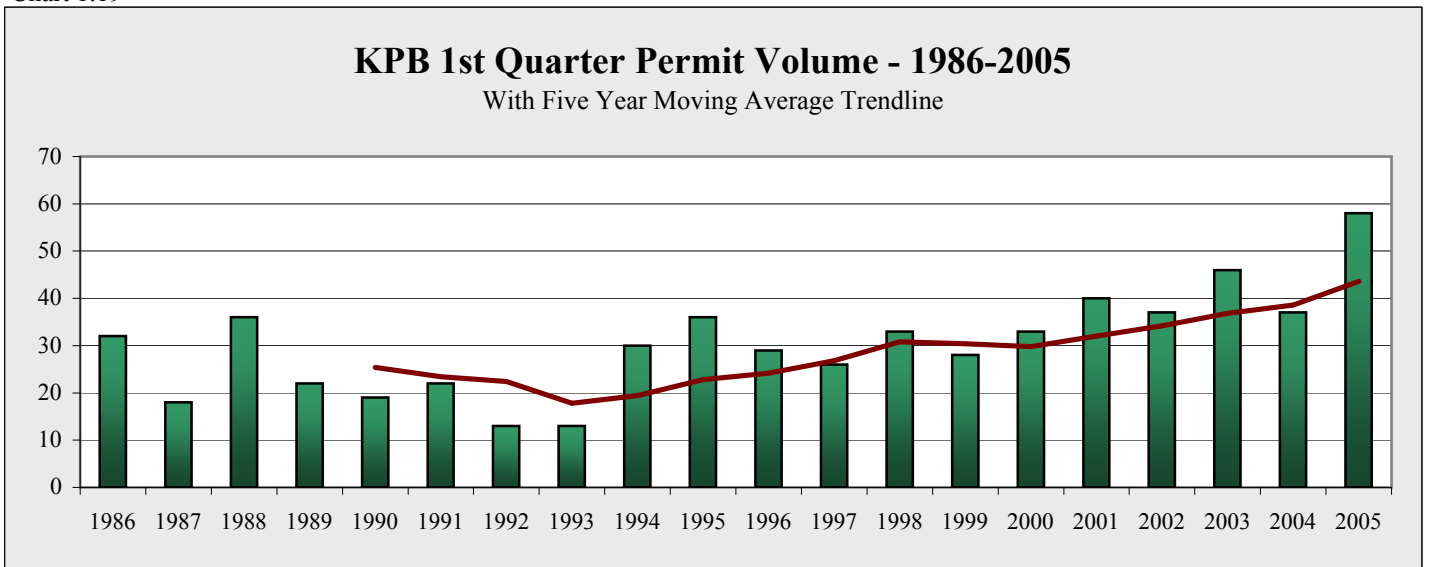


Chart 1.20

KPB 1st Quarter Permit Values by Area - 1999-2005 - in \$								
	1999	2000	2001	2002	2003	2004	2005	Annual Change
Homer	1,943,000	1,798,100	690,000	928,720	1,334,340	3,714,020	3,105,900	-16.4%
Kenai	239,500	462,900	819,500	3,888,200	1,557,600	312,000	425,500	36.4%
Seldovia	8,000	24,000	10,000	10,000	31,000	20,000	15,000	-25.0%
Seward	1,040,550	355,300	416,700	481,440	1,905,355	7,741,600	1,507,300	-80.5%
Soldotna	83,696	1,078,202	3,051,218	1,205,590	427,018	5,064,323	1,421,555	-71.9%
Total	3,314,746	3,718,502	4,987,418	6,513,950	5,255,313	16,851,943	6,475,255	-61.6%
Annual Change		12.2%	34.1%	30.6%	-19.3%	220.7%	-61.6%	

Table 1.29

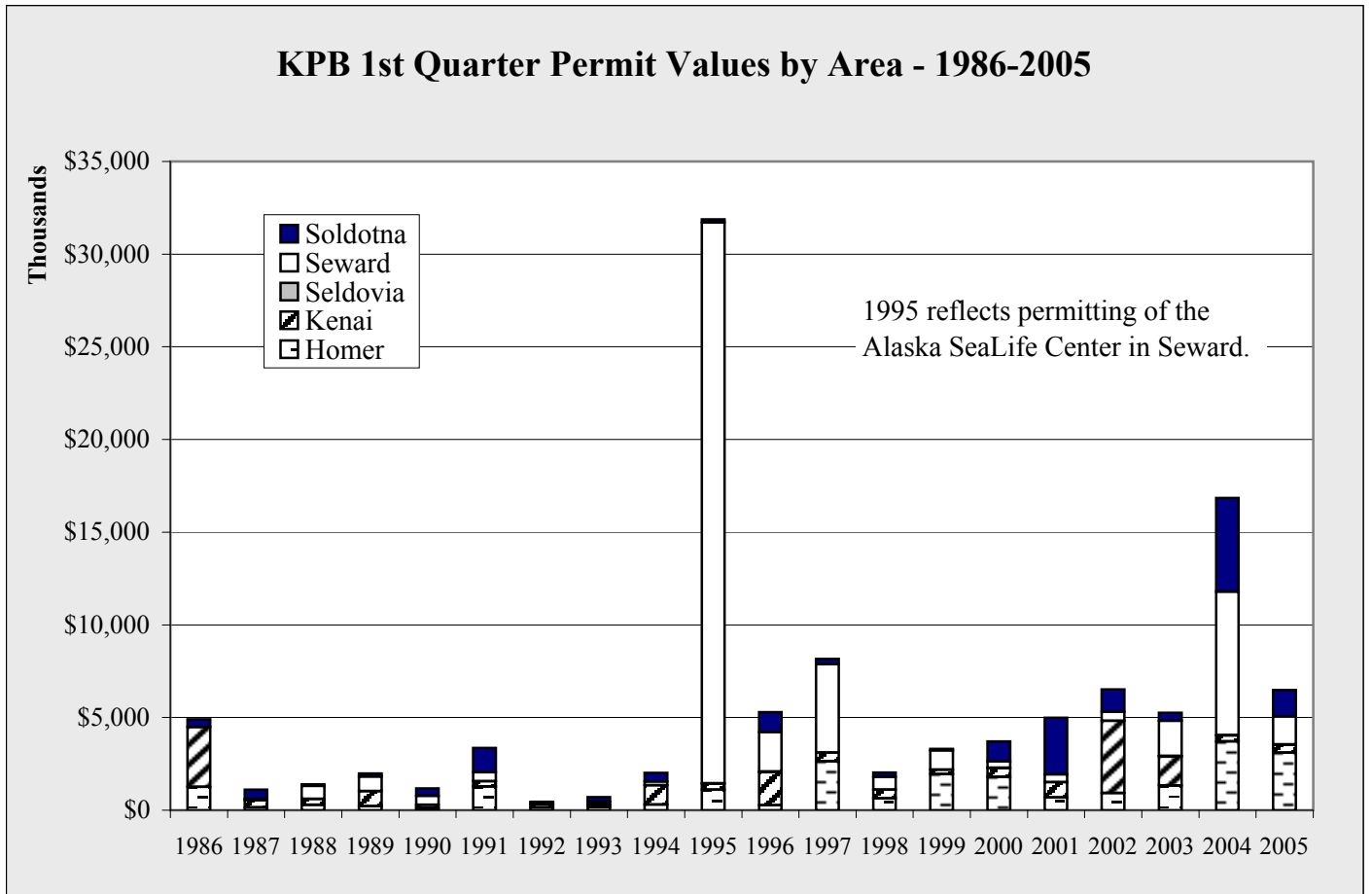


Chart 1.21

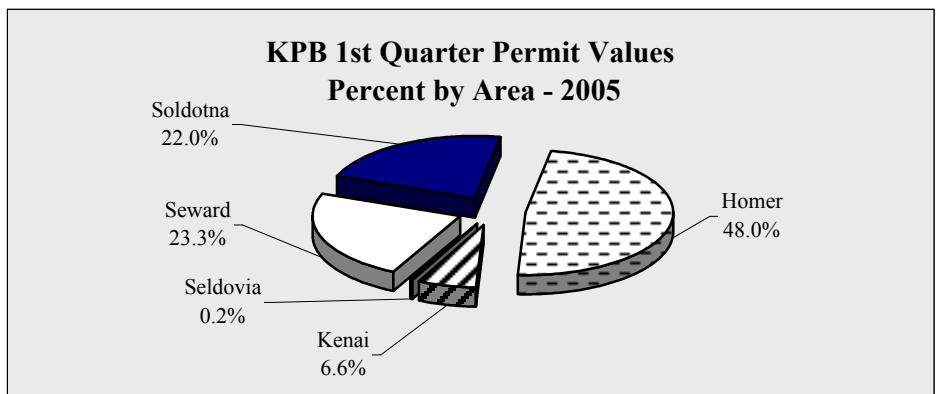


Chart 1.22

KPB 1st Quarter Permit Volume by Area - 1999-2005

	1999	2000	2001	2002	2003	2004	2005	Annual Change
Homer	5	9	7	10	18	16	18	12.5%
Kenai	7	8	11	5	8	4	10	150.0%
Seldovia	1	3	1	1	3	1	1	0.0%
Seward	5	5	11	10	11	7	13	85.7%
Soldotna	10	8	10	11	6	9	16	77.8%
Total	28	33	40	37	46	37	58	56.8%
Annual Change		17.9%	21.2%	-7.5%	24.3%	-19.6%	56.8%	

Table 1.30

KPB 1st Quarter Permit Volume by Area - 1986-2005

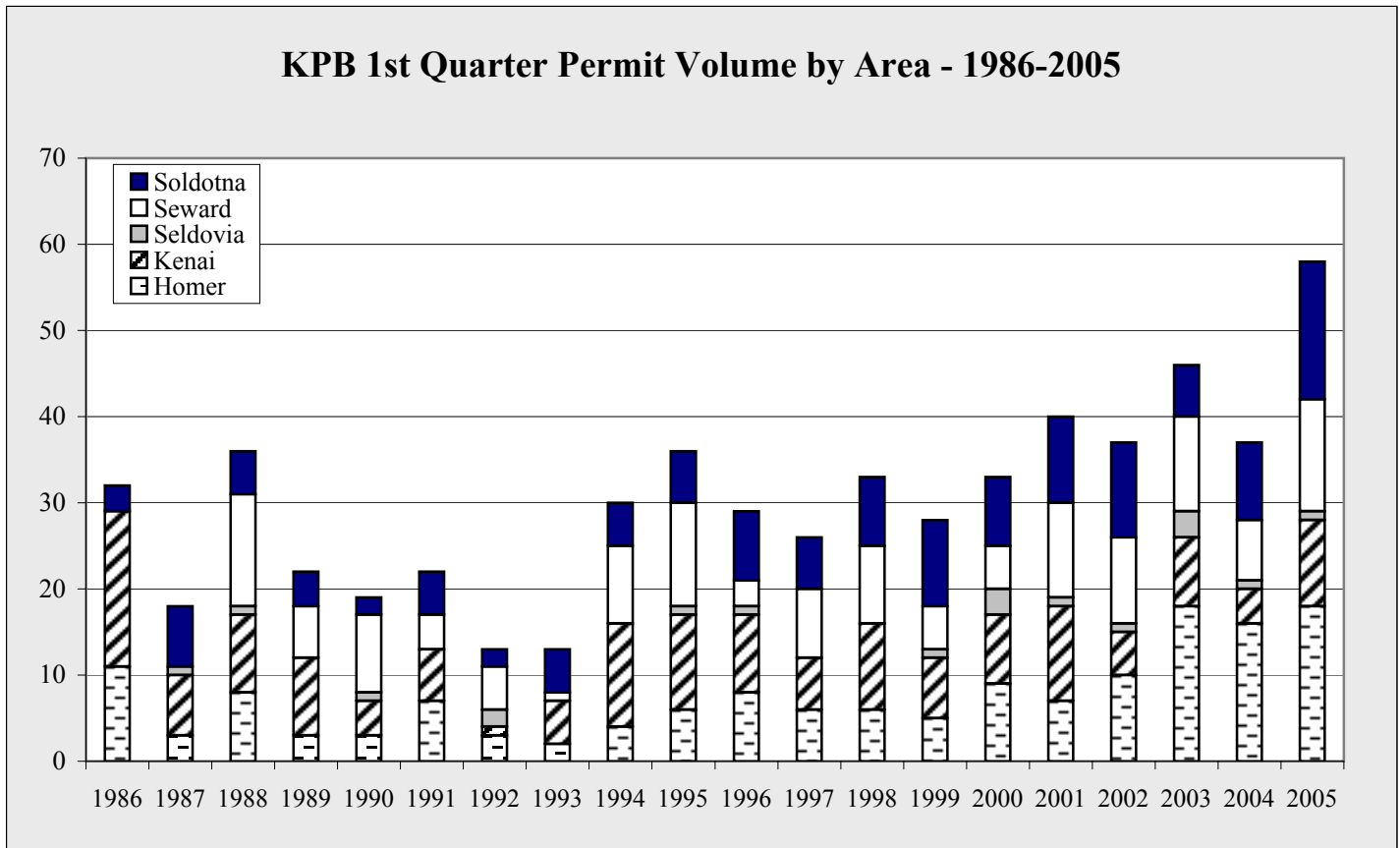


Chart 1.23

KPB 1st Quarter Permit Volume Percent by Area - 2005

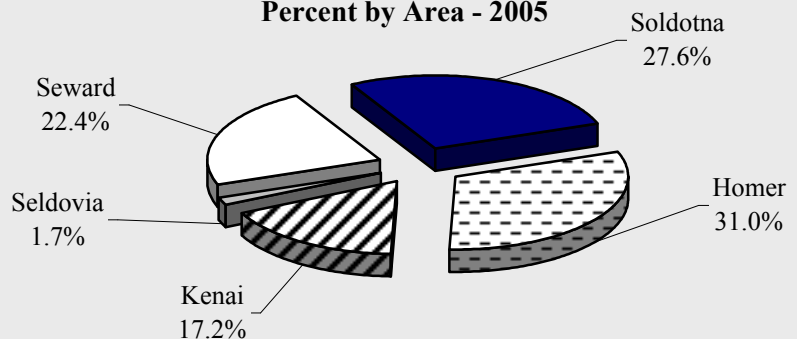


Chart 1.24

KPB 1st Quarter Permit Values by Type - 1999-2005 - in \$

	1999	2000	2001	2002	2003	2004	2005	Annual Change
Residential New	1,673,000	1,242,529	923,000	1,531,609	1,097,800	3,456,797	3,470,356	0.4%
Residential Alter/Add	181,200	18,500	356,860	159,391	393,867	261,520	418,930	60.2%
Commercial New	292,500	669,273	2,958,578	4,294,006	72,000	12,880,026	509,000	-96.0%
Commercial Alter/Add	1,168,046	1,788,200	748,980	528,944	3,691,646	253,600	2,076,969	719.0%
Total	3,314,746	3,718,502	4,987,418	6,513,950	5,255,313	16,851,943	6,475,255	-61.6%
Annual Change		12.2%	34.1%	30.6%	-19.3%	220.7%	-61.6%	

Table 1.31

KPB 1st Quarter Permit Values by Type - 1986-2005

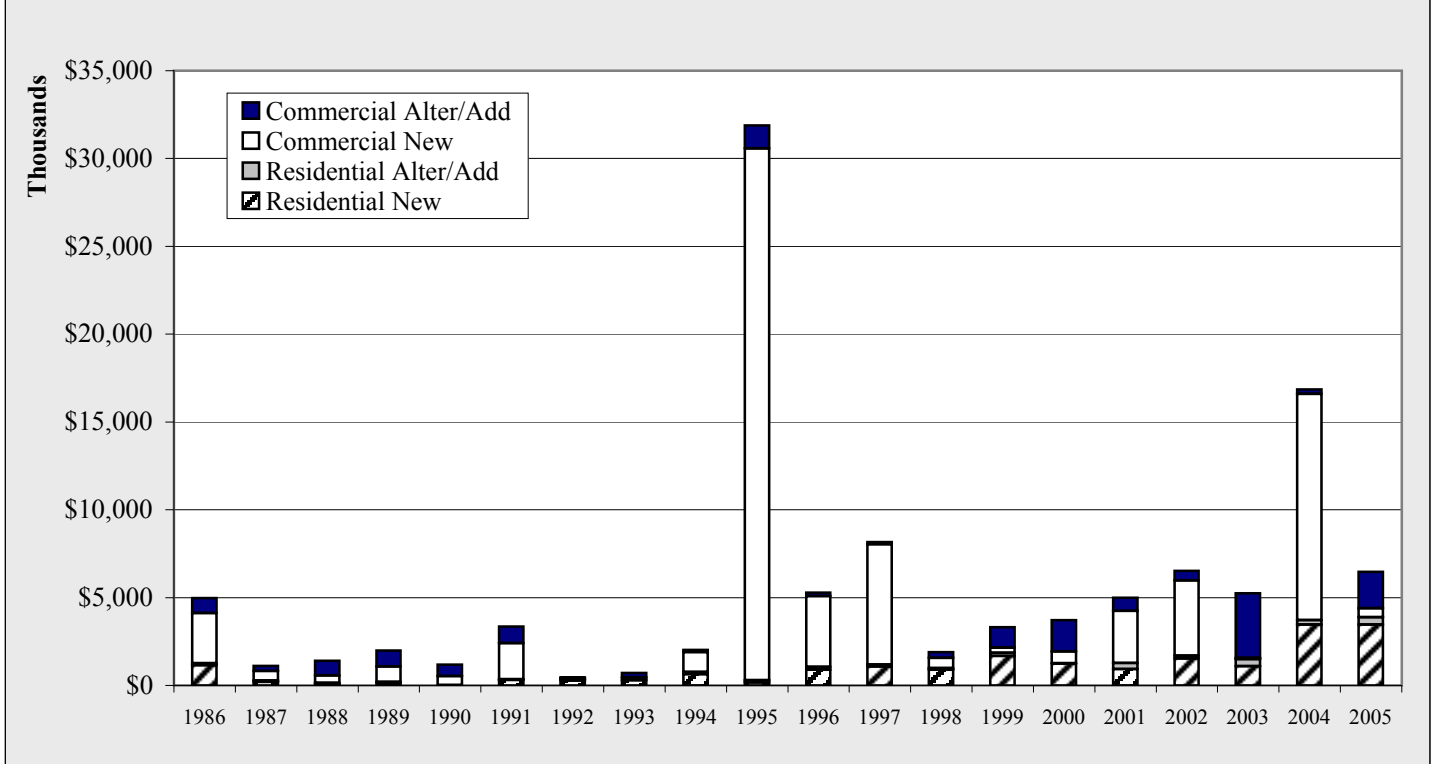


Chart 1.25

KPB 1st Quarter Permit Values - Percent by Type - 2005

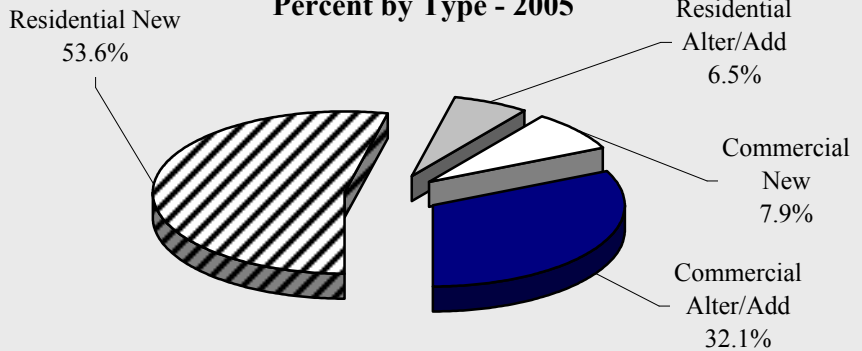


Chart 1.26

KPB Construction Permitting

KPB 1st Quarter Permit Volume by Type - 1999-2005

	1999	2000	2001	2002	2003	2004	2005	Annual Change
Residential New	3	10	7	12	7	17	18	5.9%
Residential Alter/Add	8	4	13	8	17	5	15	200.0%
Commercial New	4	4	6	5	1	7	6	-14.3%
Commercial Alter/Add	13	15	14	12	21	8	19	137.5%
Total	28	33	40	37	46	37	58	56.8%
Annual Change		17.9%	21.2%	-7.5%	24.3%	-19.6%	56.8%	

Table 1.32

KPB 1st Quarter Permit Volume by Type - 1986-2005

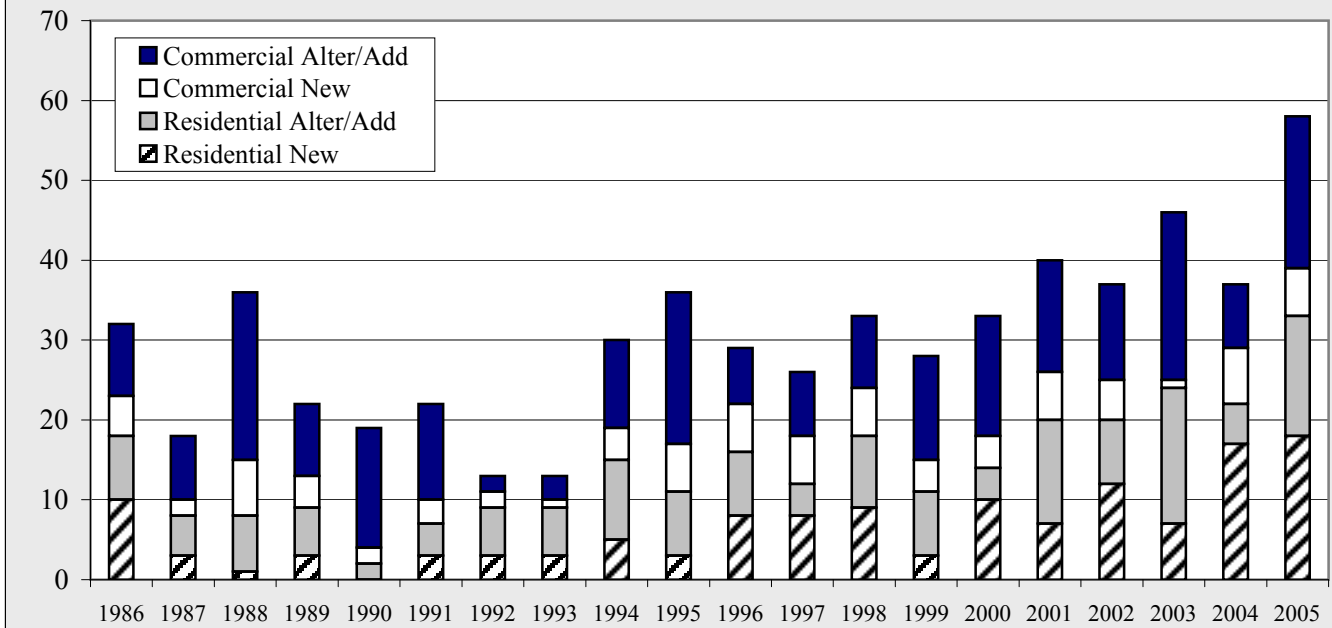


Chart 1.27

KPB 1st Quarter Permit Volume - Percent by Type - 2005

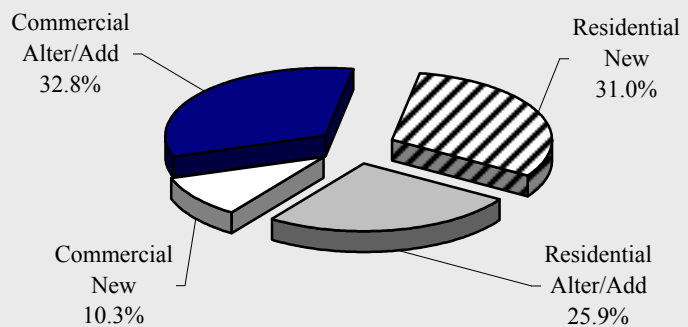


Chart 1.28

KPB Annual Permit Values by Area- 1998-2004 - in \$								
	1998	1999	2000	2001	2002	2003	2004	Annual Change
Homer	6,199,875	10,940,000	7,128,972	19,800,690	10,048,779	15,326,815	24,070,631	57.0%
Kenai	7,642,200	9,441,750	9,398,100	13,578,900	16,799,400	10,441,800	4,786,550	-54.2%
Seldovia	0	479,000	109,200	65,525	356,500	1,902,500	176,200	-90.7%
Seward	6,747,861	4,241,413	3,451,565	2,716,981	7,910,703	7,982,765	17,711,150	121.9%
Soldotna	9,621,817	9,505,120	8,167,420	8,954,972	11,163,894	7,952,297	37,296,926	369.0%
Total	30,211,753	34,607,283	28,255,257	45,117,068	46,279,276	43,606,177	84,041,457	92.7%
Annual Change		14.5%	-18.4%	59.7%	2.6%	-5.8%	92.7%	

Table 1.33

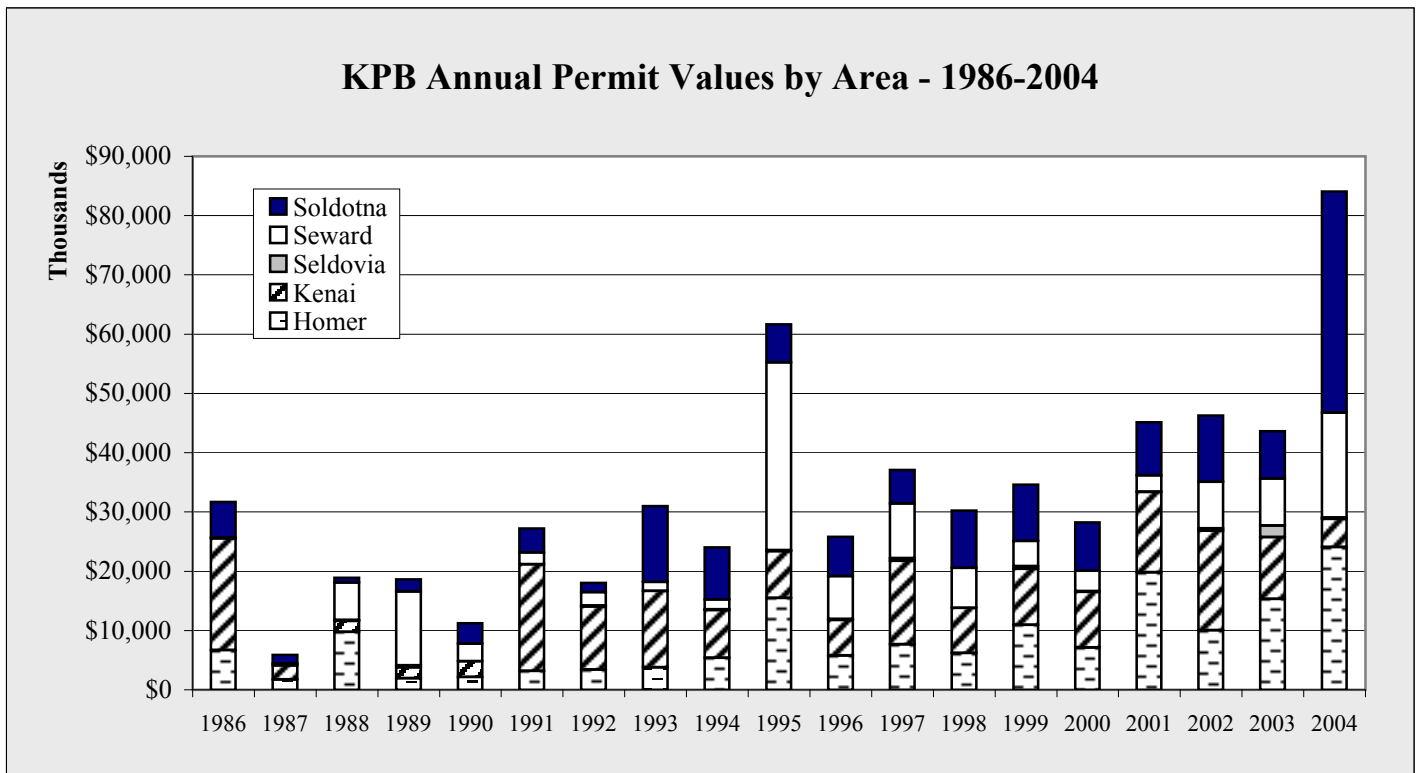


Chart 1.29

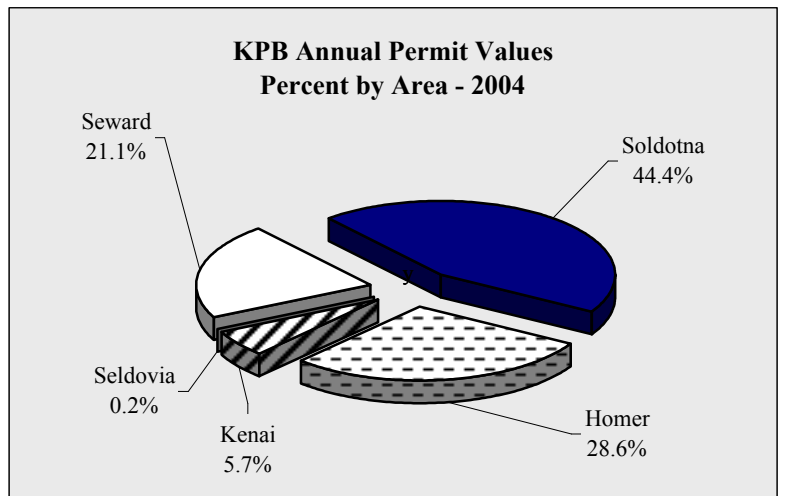


Chart 1.30

KPB Annual Permit Volume by Area- 1998-2004								
	1998	1999	2000	2001	2002	2003	2004	Annual Change
Homer	48	52	58	72	67	86	108	25.6%
Kenai	97	102	93	87	121	114	79	-30.7%
Seldovia	0	20	13	9	8	12	4	-66.7%
Seward	49	56	51	48	64	50	54	8.0%
Soldotna	77	77	88	93	91	74	67	-9.5%
Total	271	307	303	309	351	336	312	-7.1%
Annual Change		13.3%	-1.3%	2.0%	13.6%	-4.3%	-7.1%	

Table 1.34

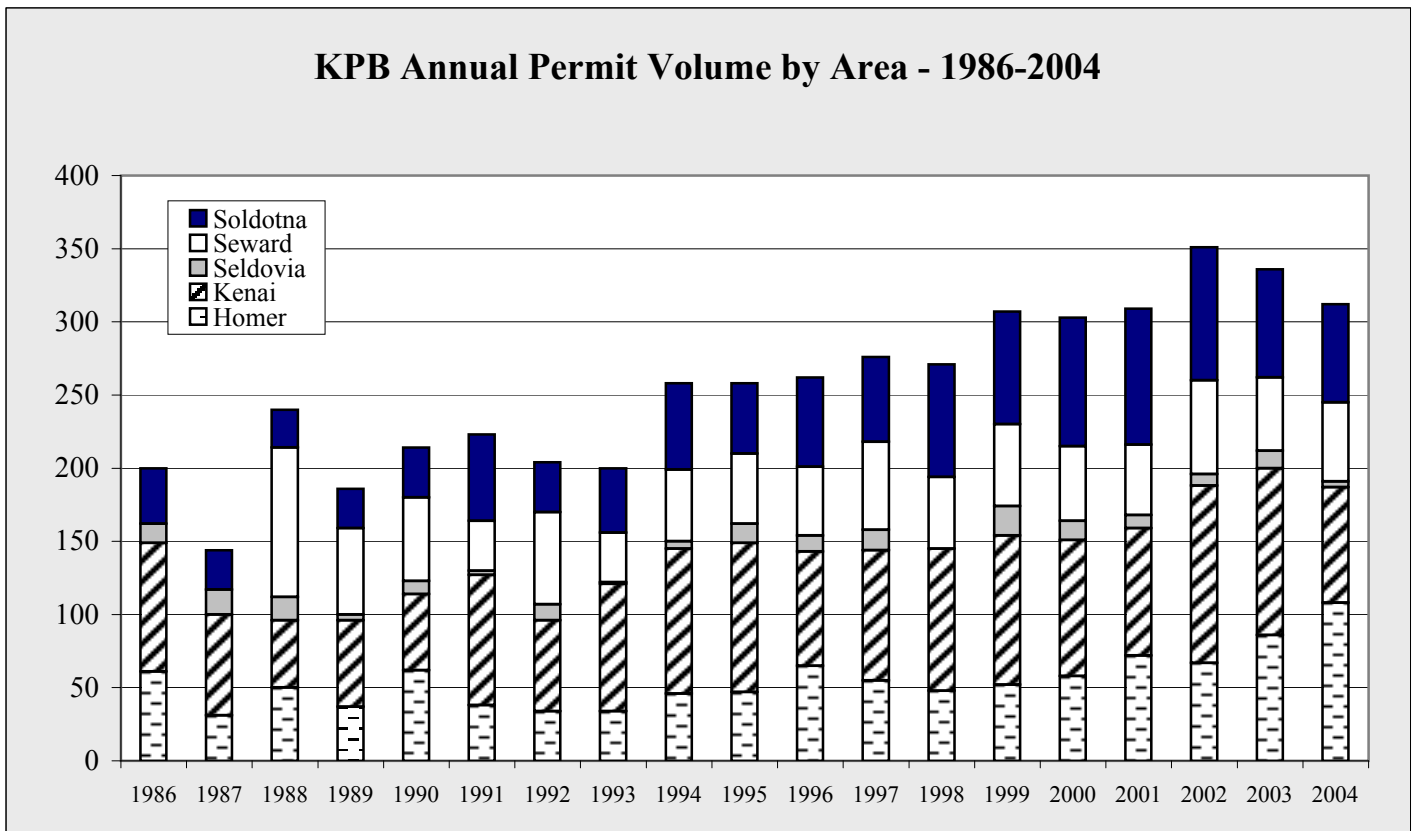


Chart 1.31

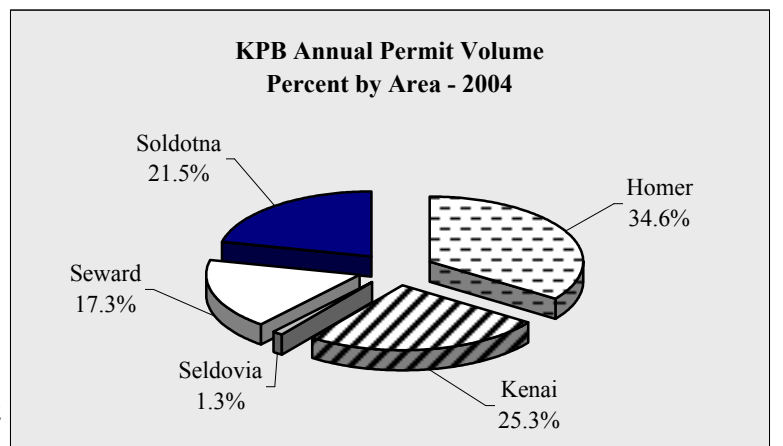


Chart 1.32

KPB Construction Permittives

KPB Annual Permit Values by Type - 1998-2004- in \$

	1998	1999	2000	2001	2002	2003	2004	Annual Change
Residential New	12,376,250	11,395,862	9,885,058	13,391,633	14,358,064	15,729,888	15,935,344	1.3%
Residential Alter/Add	1,747,903	1,834,828	1,990,399	1,996,494	2,305,815	2,280,779	2,880,284	26.3%
Commercial New	13,494,922	18,862,564	10,662,544	11,565,350	21,793,729	15,820,201	56,079,343	254.5%
Commercial Alter/Add	2,592,678	2,514,029	5,717,256	18,163,591	7,821,668	9,775,309	9,146,486	-6.4%
Total	30,211,753	34,607,283	28,255,257	45,117,068	46,279,276	43,606,177	84,041,457	92.7%
Annual Change		14.5%	-18.4%	59.7%	2.6%	-5.8%	92.7%	

Table 1.35

KPB Annual Permit Values by Type - 1986-2004

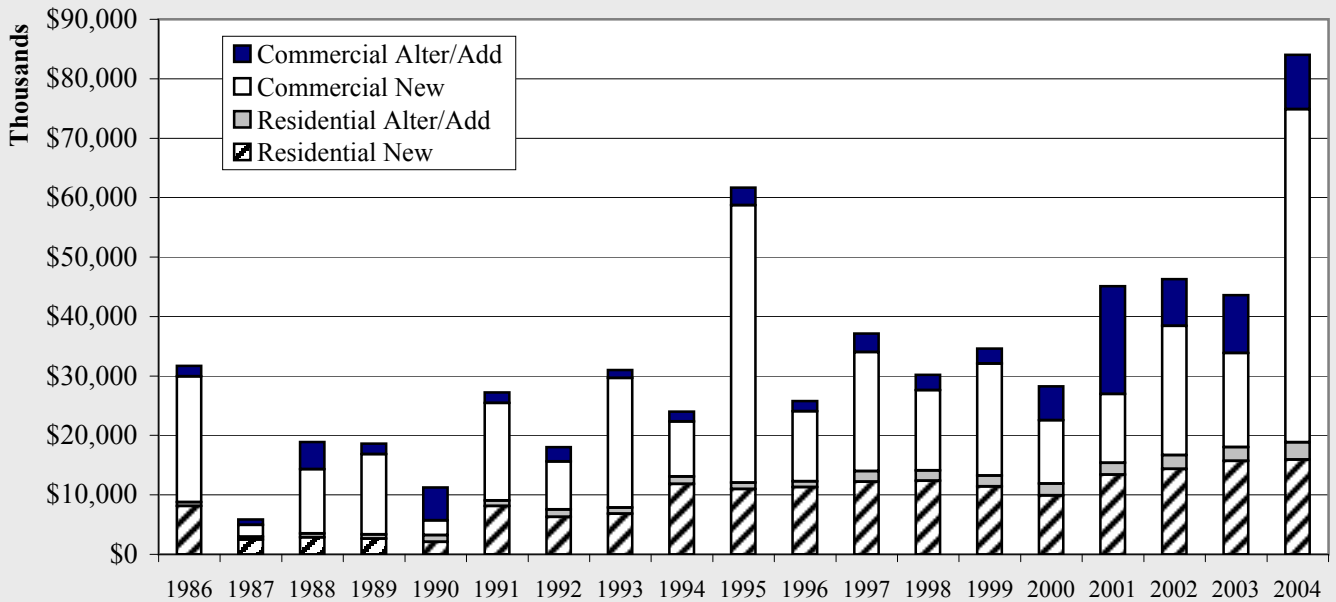


Chart 1.33

KPB Annual Permit Values Percent by Type - 2004

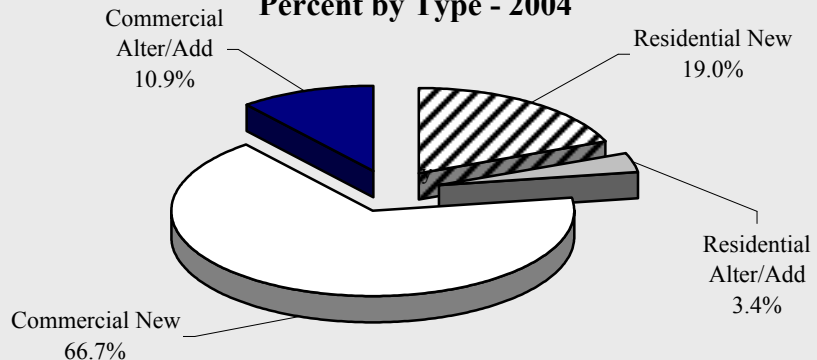


Chart 1.34

KPB Construction Permittives

KPB Annual Permit Volume by Type - 1998-2004

	1998	1999	2000	2001	2002	2003	2004	Annual Change
Residential New	92	79	79	89	104	104	94	-9.6%
Residential Alter/Add	78	98	97	96	116	94	96	2.1%
Commercial New	48	57	45	32	43	42	42	0.0%
Commercial Alter/Add	53	73	82	92	88	96	80	-16.7%
Total	271	307	303	309	351	336	312	-7.1%
Annual Change		13.3%	-1.3%	2.0%	13.6%	-4.3%	-7.1%	

Table 1.36

KPB Annual Permit Volume by Type - 1986-2004

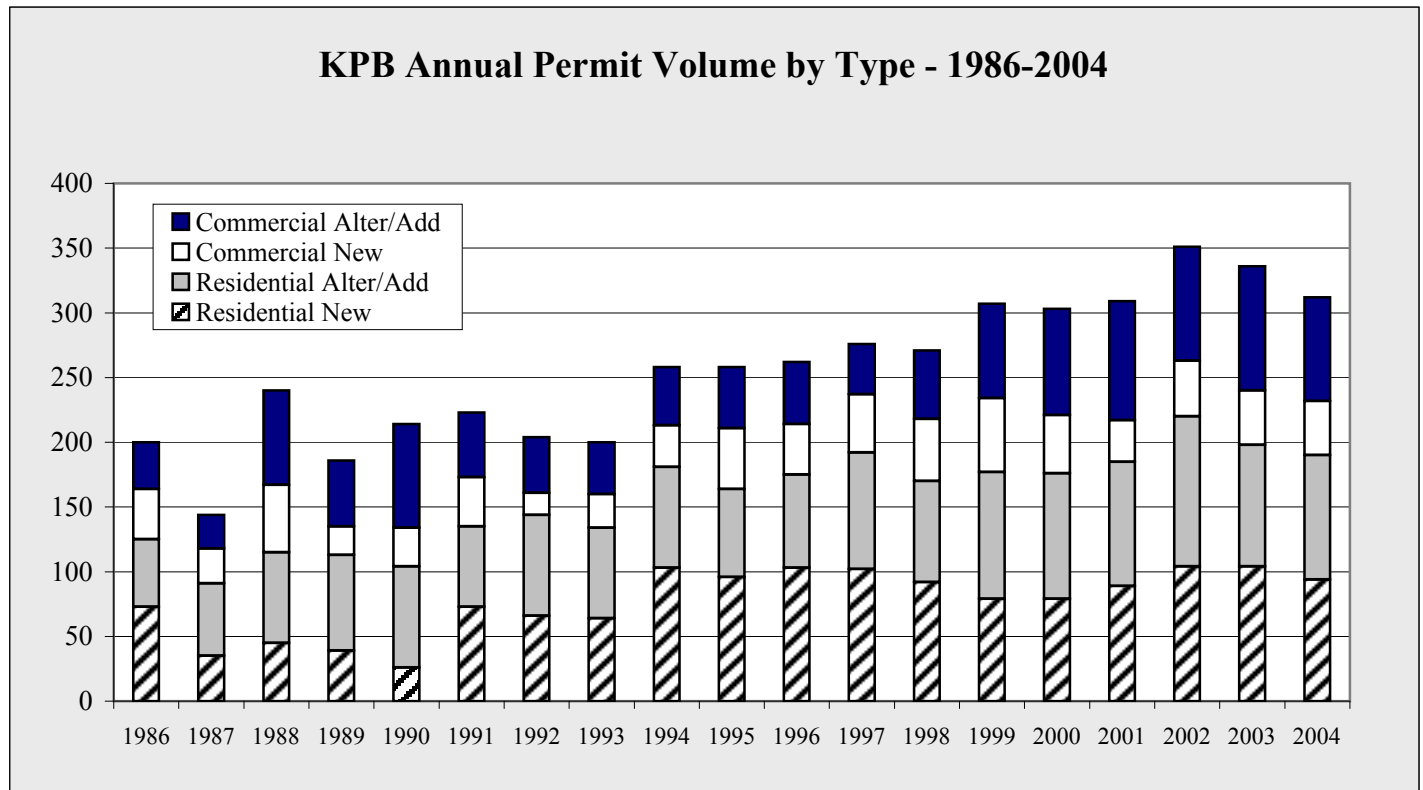


Chart 1.35

KPB Annual Permit Volume Percent by Type - 2004

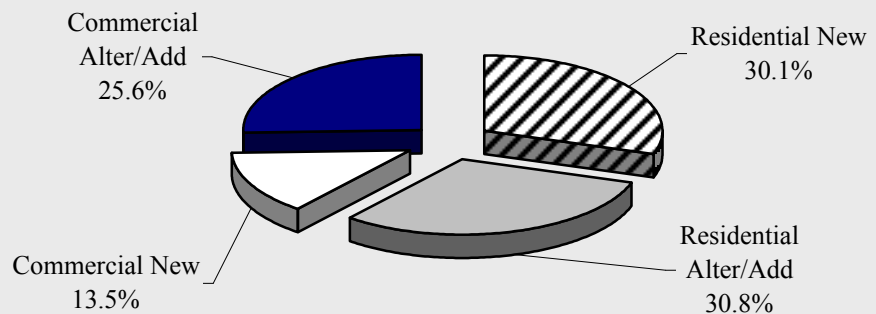


Chart 1.36

KPB Construction Permit Values by Type, Quarter - 1998-2005 - in \$					
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
1998					
Residential - New	887,500	6,367,500	3,623,500	1,352,750	12,376,250
Residential - Add/Alter	93,543	879,900	539,500	234,960	1,747,903
Commercial - New	585,754	3,600,436	7,440,732	1,868,000	13,494,922
Commercial - Add/Alter	321,842	280,000	1,586,736	404,100	2,592,678
TOTAL	2,033,639	11,127,836	13,190,468	3,859,810	30,211,753
1999					
Residential - New	1,673,000	4,754,674	3,722,300	1,245,888	11,395,862
Residential - Add/Alter	181,200	667,961	694,267	291,400	1,834,828
Commercial - New	292,500	4,798,818	12,808,341	962,905	18,862,564
Commercial - Add/Alter	1,168,046	724,813	472,570	148,600	2,514,029
TOTAL	3,314,746	10,946,266	17,697,478	2,648,793	34,607,283
2000					
Residential - New	1,242,529	4,531,931	3,137,930	972,668	9,885,058
Residential - Add/Alter	18,500	860,574	672,025	439,300	1,990,399
Commercial - New	669,273	3,564,122	4,966,665	1,462,484	10,662,544
Commercial - Add/Alter	1,788,200	2,269,349	910,625	749,082	5,717,256
TOTAL	3,718,502	11,225,976	9,687,245	3,623,534	28,255,257
2001					
Residential - New	923,000	7,367,801	3,984,532	1,116,300	13,391,633
Residential - Add/Alter	356,860	758,779	531,907	348,948	1,996,494
Commercial - New	2,958,578	5,384,800	2,707,972	514,000	11,565,350
Commercial - Add/Alter	748,980	2,110,989	3,445,622	11,858,000	18,163,591
TOTAL	4,987,418	15,622,369	10,670,033	13,837,248	45,117,068
2002					
Residential - New	1,531,609	6,145,753	5,567,502	1,113,200	14,358,064
Residential - Add/Alter	159,391	1,044,943	875,861	225,620	2,305,815
Commercial - New	4,294,006	8,376,305	5,955,418	3,168,000	21,793,729
Commercial - Add/Alter	528,944	2,430,953	4,515,971	345,800	7,821,668
TOTAL	6,513,950	17,997,954	16,914,752	4,852,620	46,279,276
2003					
Residential - New	1,097,800	7,868,834	4,209,163	2,554,091	15,729,888
Residential - Add/Alter	393,867	984,340	611,572	291,000	2,280,779
Commercial - New	72,000	8,965,210	4,636,000	2,146,991	15,820,201
Commercial - Add/Alter	3,691,646	745,400	3,349,900	1,988,363	9,775,309
TOTAL	5,255,313	18,563,784	12,806,635	6,980,445	43,606,177
2004					
Residential - New	3,456,797	6,374,487	4,950,200	1,153,860	15,935,344
Residential - Add/Alter	261,520	483,839	1,605,471	529,454	2,880,284
Commercial - New	12,880,026	11,147,815	28,989,901	3,061,601	56,079,343
Commercial - Add/Alter	253,600	2,673,643	2,024,493	4,194,750	9,146,486
TOTAL	16,851,943	20,679,784	37,570,065	8,939,665	84,041,457
2005					
					Year to Date
Residential - New	3,470,356				3,470,356
Residential - Add/Alter	418,930				418,930
Commercial - New	509,000				509,000
Commercial - Add/Alter	2,076,969				2,076,969
TOTAL	6,475,255				6,475,255

Table 1.37

KPB Construction Permit Volume by Type, Quarter - 1998-2005					
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
1998					
Residential - New	9	45	28	10	92
Residential - Add/Alter	9	24	28	17	78
Commercial - New	6	19	17	6	48
Commercial - Add/Alter	9	16	12	16	53
TOTAL	33	104	85	49	271
1999					
Residential - New	3	38	25	13	79
Residential - Add/Alter	8	36	36	18	98
Commercial - New	4	20	24	9	57
Commercial - Add/Alter	13	22	28	10	73
TOTAL	28	116	113	50	307
2000					
Residential - New	10	32	28	9	79
Residential - Add/Alter	4	38	40	15	97
Commercial - New	4	13	16	12	45
Commercial - Add/Alter	15	30	22	15	82
TOTAL	33	113	106	51	303
2001					
Residential - New	7	45	29	8	89
Residential - Add/Alter	13	38	31	14	96
Commercial - New	6	9	15	2	32
Commercial - Add/Alter	14	36	24	18	92
TOTAL	40	128	99	42	309
2002					
Residential - New	12	45	38	9	104
Residential - Add/Alter	8	42	49	17	116
Commercial - New	5	17	14	7	43
Commercial - Add/Alter	12	32	28	16	88
TOTAL	37	136	129	49	351
2003					
Residential - New	7	47	28	22	104
Residential - Add/Alter	17	33	34	10	94
Commercial - New	1	17	17	7	42
Commercial - Add/Alter	21	26	26	23	96
TOTAL	46	123	105	62	336
2004					
Residential - New	17	34	32	11	94
Residential - Add/Alter	5	30	44	17	96
Commercial - New	7	11	15	9	42
Commercial - Add/Alter	8	31	25	16	80
TOTAL	37	106	116	53	312
2005 Year to Date					
Residential - New	18				18
Residential - Add/Alter	15				15
Commercial - New	6				6
Commercial - Add/Alter	19				19
TOTAL	58				58

Table 1.38

KPB Construction Permitting

KPB Construction Permit Values by Area, Quarter - 1999-2005 - in \$					
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
1999					
Homer	1,943,000	2,691,000	5,745,000	561,000	10,940,000
Kenai	239,500	2,022,600	6,122,650	1,057,000	9,441,750
Seldovia	8,000	365,500	87,500	18,000	479,000
Seward	1,040,550	1,082,114	1,615,749	503,000	4,241,413
Soldotna	83,696	4,785,052	4,126,579	509,793	9,505,120
TOTAL	3,314,746	10,946,266	17,697,478	2,648,793	34,607,283
2000					
Homer	1,798,100	2,265,920	2,146,970	917,982	7,128,972
Kenai	462,900	3,163,000	5,094,000	678,200	9,398,100
Seldovia	24,000	22,300	57,900	5,000	109,200
Seward	355,300	1,765,400	711,465	619,400	3,451,565
Soldotna	1,078,202	4,009,356	1,676,910	1,402,952	8,167,420
TOTAL	3,718,502	11,225,976	9,687,245	3,623,534	28,255,257
2001					
Homer	690,000	4,102,040	2,996,350	12,012,300	19,800,690
Kenai	819,500	7,597,900	4,506,200	655,300	13,578,900
Seldovia	10,000	25,000	15,525	15,000	65,525
Seward	416,700	666,239	642,042	992,000	2,716,981
Soldotna	3,051,218	3,231,190	2,509,916	162,648	8,954,972
TOTAL	4,987,418	15,622,369	10,670,033	13,837,248	45,117,068
2002					
Homer	928,720	2,528,209	5,777,330	814,520	10,048,779
Kenai	3,888,200	4,569,400	6,814,000	1,527,800	16,799,400
Seldovia	10,000	8,000	318,500	20,000	356,500
Seward	481,440	3,888,887	1,307,576	2,232,800	7,910,703
Soldotna	1,205,590	7,003,458	2,697,346	257,500	11,163,894
TOTAL	6,513,950	17,997,954	16,914,752	4,852,620	46,279,276
2003					
Homer	1,334,340	7,929,500	3,020,075	3,042,900	15,326,815
Kenai	1,557,600	2,728,350	3,700,350	2,455,500	10,441,800
Seldovia	31,000	0	1,835,000	36,500	1,902,500
Seward	1,905,355	3,672,010	1,832,900	572,500	7,982,765
Soldotna	427,018	4,233,924	2,418,310	873,045	7,952,297
TOTAL	5,255,313	18,563,784	12,806,635	6,980,445	43,606,177
2004					
Homer	3,714,020	7,433,711	9,531,900	3,391,000	24,070,631
Kenai	312,000	1,897,400	1,991,750	585,400	4,786,550
Seldovia	20,000	156,200	0	0	176,200
Seward	7,741,600	7,443,900	2,266,300	259,350	17,711,150
Soldotna	5,064,323	3,748,573	23,780,115	4,703,915	37,296,926
TOTAL	16,851,943	20,679,784	37,570,065	8,939,665	84,041,457
2005					
Year to Date					
Homer	3,105,900				3,105,900
Kenai	425,500				425,500
Seldovia	15,000				15,000
Seward	1,507,300				1,507,300
Soldotna	1,421,555				1,421,555
TOTAL	6,475,255				6,475,255

Table 1.39

KPB Construction Permitting KPB Construction Permit Volume by Area, Quarter - 1999-2005

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
1999					
Homer	5	21	20	6	52
Kenai	7	33	40	22	102
Seldovia	1	9	7	3	20
Seward	5	18	23	10	56
Soldotna	10	35	23	9	77
TOTAL	28	116	113	50	307
2000					
Homer	9	20	21	8	58
Kenai	8	36	36	13	93
Seldovia	3	3	6	1	13
Seward	5	20	17	9	51
Soldotna	8	34	26	20	88
TOTAL	33	113	106	51	303
2001					
Homer	7	34	22	9	72
Kenai	11	42	23	11	87
Seldovia	1	1	5	2	9
Seward	11	14	14	9	48
Soldotna	10	37	35	11	93
TOTAL	40	128	99	42	309
2002					
Homer	10	17	27	13	67
Kenai	5	37	59	20	121
Seldovia	1	2	4	1	8
Seward	10	29	14	11	64
Soldotna	11	51	25	4	91
TOTAL	37	136	129	49	351
2003					
Homer	18	34	21	13	86
Kenai	8	40	45	21	114
Seldovia	3	0	5	4	12
Seward	11	13	15	11	50
Soldotna	6	36	19	13	74
TOTAL	46	123	105	62	336
2004					
Homer	16	26	42	24	108
Kenai	4	30	31	14	79
Seldovia	1	3	0	0	4
Seward	7	21	19	7	54
Soldotna	9	26	24	8	67
TOTAL	37	106	116	53	312
2005					
	Year to Date				
Homer	18				18
Kenai	10				10
Seldovia	1				1
Seward	13				13
Soldotna	16				16
TOTAL	58				58

Table 1.40