

COUNTY OF YORK

MEMORANDUM

DATE: July 7, 2025

TO: York County Board of Supervisors

FROM: Mark L. Bellamy, Jr., County Administrator 

SUBJECT: FY 2025 Building Permit Summary Comparison Report

Attached to this memo is the FY 2025 Building Permit Summary Comparison Report, which compares the quantity and value of building permits issued by type in FY 2025 with permits issued in FY 2024. The FY 2025 report demonstrates robust construction activity across York County:

- Single-family detached homes: \$59.8 million (increase from \$51.9 million)
- Total residential construction: \$93.4 million (decrease from \$107.0 million)
- New residential certificates of occupancy: 176 (slight decrease from 182)
- Total commercial construction: \$89.4 million (increase from \$67.5 million)
- New commercial construction: \$15.1 million (decrease from \$26.8 million)
- Commercial additions/alterations: \$40.6 million (large increase from \$15.3 million)
- New commercial certificates of occupancy: 103 (slight decrease from 115)

Total permit values reached \$182.7 million, representing a 4.8% increase over FY 2024. The FY 2025 building permit data tells a story of economic vitality and operational excellence. The \$8.4 million growth in construction value translates directly to expanded real estate tax assessments, providing enhanced revenue stability for County operations. The increase in commercial renovations suggests that York County has created an environment where businesses thrive and choose to expand rather than relocate, while consistent single-family home construction indicates continued population growth and housing market confidence.

The attached report also details increases in inspection requests for construction projects:

- Total inspections: 15,583 (up from 15,404 in FY 2024)
- Building inspections: 5,050 (up from 4,830)
- Electrical inspections: 3,336 (down from 3,600)
- Plumbing inspections: 2,183 (down from 2,220)

The inspection data demonstrates that the Office of Building Safety is successfully managing increased workload while maintaining service quality. The ability to handle over 15,500 inspections annually, with a 4.6% increase in the most complex building inspections, reflects both the competence of our inspectors and the effectiveness of the Division's operational systems. This operational excellence directly supports the County's economic development goals by ensuring that construction projects proceed efficiently and safely. The report data validates the critical importance of maintaining this workforce capacity. As commercial businesses continue to invest in their York County operations and new residents choose our community for homeownership, the Office of Building Safety stands as a crucial enabler of this growth. The consolidation of the Building Safety office

“under one roof” with the Planning Division and Division of Development Services will further foster a seamless customer experience for contractors and residents who frequently need services from multiple departments throughout the development process. Rather than requiring customers to travel between different locations for services, the unified location streamlines the entire development workflow and reduces the administrative burden on both staff and customers.

In sum, as evidenced by the report, the combination of strong permit values, efficient inspection processes, and a skilled workforce positions York County for continued success in attracting and retaining both businesses and residents.

Anderson/3497

Attachment:

- 2025 Fiscal Year Permit Summary Comparison Report

2025 FISCAL YEAR (July 1, 2024 - June 30, 2025)
PERMIT SUMMARY COMPARISON REPORT
 York County Division of Building Safety

TYPE OF PERMIT	NUMBER OF PERMITS ISSUED						VALUE OF PERMITS ISSUED		FEES COLLECTED	
	2025			2024			2025	2024	2025	2024
	NO.	UNITS	BLDGS	NO.	UNITS	BLDG				
RESIDENTIAL										
Single Family Detached	173			152			59,822,869.55	51,936,544.00	96,252.33	96,337.14
Townhouses	9			6	6	3	2,183,115.45	1,720,315.00	1,810.16	2,284.22
Apartments/Timeshares	49	49	1	98	98	2		19,746,000.00		16,773.74
Condominiums										
Duplex				4				1,142,920.00		897.87
Garages	32			42			1,491,612.19	1,845,050.78	6,303.89	7,068.94
Additions/Alterations	423			343			10,642,863.58	8,987,078.31	134,959.63	95,470.14
Demolitions	14			13			423,800.00	304,931.00	12,807.40	29,785.00
Electrical	842			898			3,744,350.76	4,184,250.80	91,859.79	101,512.63
Mechanical	784			709			4,781,297.79	4,674,522.65	84,472.79	78,564.72
Plumbing	536			601			2,682,274.08	3,136,388.74	81,528.60	87,012.54
*Other	451			537			7,616,289.74	9,220,912.18	132,271.39	116,708.11
Totals	3,313	49	1	3,403	104	5	93,388,473.14	106,898,913.46	642,265.98	632,415.05
COMMERCIAL										
New	3			9			15,100,000.00	26,832,300.00	6,698.21	22,083.32
Additions/Alterations	112			88			40,551,648.05	15,292,916.71	337,670.91	115,279.95
Demolitions	11			7			1,109,317.00	510,442.00	914.40	642.60
Electrical	205			199			14,127,018.06	6,690,733.42	34,926.67	38,929.34
Mechanical	115			93			7,841,450.37	9,120,219.76	23,147.30	17,963.74
Plumbing	187			94			5,864,344.91	4,200,392.76	20,226.69	30,437.80
*Other	647			718			4,760,752.65	4,827,473.25	53,576.74	46,546.70
Totals	1,280	0	0	1,208	0	0	89,354,531.04	67,474,477.90	477,160.92	271,883.45
PUBLIC/INDUSTRIAL										
New	0			0			0.00	0.00	0.00	0.00
Additions/Alterations	0			0			0.00	0.00	0.00	0.00
Totals	0	0	0	0	0	0	0.00	0.00	0.00	0.00
GRAND TOTALS	4,593	49	1	4,611	104	5	182,743,004.18	174,373,391.36	1,119,426.90	904,298.50

CERTIFICATE OF OCCUPANCY	NUMBER OF PERMITS ISSUED		NUMBER OF INSPECTIONS	VALUE OF PERMITS ISSUED	
	2025	2024		2025	2024
New Residential	176	182	Building	5,050	4,830
New Commercial	103	115	Electrical	3,336	3,600
Other	0	0	Plumbing	2,183	2,220
BUILDING PERMITS			Mechanical	1,904	1,816
New Residential	181	154	LDA/VSMPP	2,868	2,727
Additions/Alterations	423	343	Other	169	170
New Commercial	3	9	Case	73	41
Additions/Alterations	112	88			
New Public/Industrial	0	0			
Additions/Alterations	0	0			
			Totals	15,583	15,404

*Includes signs, pools, pool fences, trailers, handicap ramps, porches, hot tubs, amusement devices, towers, piers, bulkheads, etc.