



C I T Y O F
RENO
Memorandum

DATE: May 26, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager 

FROM: Chris Pingree, Director of Development Services

DEPT: Development Services

SUBJECT: Completed Housing Units to Market

This memo notes an increase in all new housing units throughout the City of Reno in April compared to March. Completed apartments and single-family homes must secure a Certificate of Occupancy (C of O) after all building inspections are completed before residents can move in. Issuing the Certificate of Occupancy legally enables tenants to occupy these units and also helps the city track new residential development for community awareness.

March 2026 C of O's issued

- 52 individual apartment units
- 37 single-family homes
- **89 total homes to market in March**

April 2026 C of O's issued

- 141 individual apartment units
- 60 single-family homes
- **201 total homes to market in April**

The City of Reno has 1,776 multi-family and 502 single-family units currently under construction in various phases, totaling 2,278 new homes expected to be completed in the next six months. Most local builders are familiar with the permitting process, which typically takes 15-20 business days from application to permit issuance for standard housing units. Residential construction typically lasts 4–6 months, though timing varies by industry factors.

The City of Reno has prioritized rapid building permit issuance while maintaining all life-safety standards through a concurrent review process involving multiple departments, achieving a 10-business day turnaround for 96% of permits and enabling 88% of permits to proceed after initial review and one hold cycle. We offer 23 types of same-day permits for common items and an expedited review for single-family homes, allowing issuance in as few as five business days for 99% of first-cycle approvals, thus facilitating swift project starts without compromising code compliance or safety.