

CITY OF STRATFORD
2021 TAX RATES

<u>CODE</u>	<u>TAX CLASS</u>	<u>CITY</u>	<u>EDUCATION</u>	<u>TOTAL</u>
RT	RESIDENTIAL TAXABLE	0.01214359	0.00153000	0.01367359
R1	RESIDENTIAL TAXABLE FARMLAND 1	0.00303590	0.00038250	0.00341840
RD	RESIDENTIAL SCHOOL TAXES ONLY	0.00000000	0.00153000	0.00153000
MT	MULTI-RESIDENTIAL	0.02428718	0.00153000	0.02581718
NT	NEW MULTI-RESIDENTIAL	0.01214359	0.00153000	0.01367359
CT	COMMERCIAL OCCUPIED	0.02399496	0.00880000	0.03279496
DT/ST	OFFICE BUILDING/SHOPPING CENTRE TAXABLE	0.02399496	0.00880000	0.03279496
XT/YT/ZT	COMMERCIAL/OFFICE BUILDING/SHOPPING CENTRE NEW CONSTRUCTION	0.02399496	0.00880000	0.03279496
CX/CU	COMMERCIAL VACANT UNIT/VACANT LAND	0.02399496	0.00880000	0.03279496
SU	SHOPPING CENTRE TAX VACANT	0.02399496	0.00880000	0.03279496
XU	COMMERCIAL NEW CONSTRUCTION EXCESS LAND	0.02399496	0.00880000	0.03279496
IT/LT	INDUSTRIAL/LARGE INDUSTRIAL TAXABLE	0.03203470	0.00880000	0.04083470
JT/KT	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION	0.03203470	0.00880000	0.04083470
IX/IU	INDUSTRIAL VACANT UNIT/VACANT LAND	0.03203470	0.00880000	0.04083470
LU	LARGE INDUSTRIAL TAX VACANT	0.03203470	0.00880000	0.04083470
JU/KU	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION EXCESS LAND	0.03203470	0.00880000	0.04083470
HF	LANDFILL	0.02386219	0.01250000	0.03636219
PT	PIPELINE TAXABLE	0.01832467	0.00880000	0.02712467
FT	FARMLAND TAXABLE	0.00303590	0.00038250	0.00341840

<u>Multi-residential/Commercial/Industrial</u>	<u>Overall Levy Changes</u>
2020 Decrease % ClawBack = 0.00%	Residential 1.2235%
2020 Decrease % Retained = 100.00%	New multi-residential 1.2235%
Annualized Tax Limited = 10.00%	Multi-residential 1.2969%
Prior Year CVA Tax Limited = 5.00%	Commercial -9.3271%
CVA Tax Threshold - Increasers = \$250	Shopping Centre -9.3271%
Capping Option = Revenue Neutral	Office Building -9.3271%
Net Class Impact = 0	Industrial -7.8540%
	Large Industrial -7.8540%
Minimum Tax Level for New Construction = 100.00%	Landfills 0.9012%
	Pipelines -2.6927%
	Farm 1.2235%