

CITY OF STRATFORD
2015 TAX RATES

<u>CODE</u>	<u>TAX CLASS</u>	<u>CITY</u>	<u>EDUCATION</u>	<u>TOTAL</u>
RT	RESIDENTIAL TAXABLE	0.01208509	0.00195000	0.01403509
R1	RESIDENTIAL TAXABLE FARMLAND 1	0.00302127	0.00048750	0.00350877
RD	RESIDENTIAL SCHOOL TAXES ONLY	0.00000000	0.00195000	0.00195000
MT	MULTI-RESIDENTIAL	0.02603007	0.00195000	0.02798007
NT	NEW MULTI-RESIDENTIAL	0.01208509	0.00195000	0.01403509
CT	COMMERCIAL OCCUPIED	0.02387938	0.01430000	0.03817938
DT/ST	OFFICE BUILDING/SHOPPING CENTRE TAXABLE	0.02387938	0.01430000	0.03817938
XT/ZT	COMMERCIAL/SHOPPING CENTRE NEW CONSTRUCTION	0.02387938	0.01190000	0.03577938
CX/CU	COMMERCIAL VACANT UNIT/VACANT LAND	0.01671557	0.01001000	0.02672557
SU	SHOPPING CENTRE TAX VACANT	0.01671557	0.01001000	0.02672557
XU	COMMERCIAL NEW CONSTRUCTION EXCESS LAND	0.01671557	0.00833000	0.02504557
IT/LT	INDUSTRIAL/LARGE INDUSTRIAL TAXABLE	0.03430798	0.01530000	0.04960798
JT/KT	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION	0.03430798	0.01190000	0.04620798
IX/IU	INDUSTRIAL VACANT UNIT/VACANT LAND	0.02230019	0.00994500	0.03224519
LU	LARGE INDUSTRIAL TAX VACANT	0.02230019	0.00994500	0.03224519
JU/KU	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION EXCESS LAND	0.02230019	0.00773500	0.03003519
PT	PIPELINE TAXABLE	0.01823640	0.01190000	0.03013640
FT	FARMLAND TAXABLE	0.00302127	0.00048750	0.00350877

Multi-residential

2015 Decrease % ClawBack = 0.00%
 2015 Decrease % Retained = 100.00%
 Annualized Tax Limited = 10.00%
 Prior Year CVA Tax Limited = 5.00%
 CVA Tax Threshold - Increases = \$250
 Capping Option = Revenue Neutral
 Net Class Impact = 0

Commercial

2015 Decrease % ClawBack = 0.00%
 2015 Decrease % Retained = 100.00%
 Annualized Tax Limited = 10.00%
 Prior Year CVA Tax Limited = 5.00%
 CVA Tax Threshold - Increases = \$250
 Capping Option = Revenue Neutral
 Net Class Impact = 0

Industrial

2015 Decrease % ClawBack = 0.00%
 2015 Decrease % Retained = 100.00%
 Annualized Tax Limited = 10.00%
 Prior Year CVA Tax Limited = 5.00%
 CVA Tax Threshold - Increases = \$250
 Capping Option = Revenue Neutral

Overall Levy Changes

Residential/Farm	2.3097%
New multi-residential	2.3097%
Multi-residential	2.5001%
Commercial	1.6672%
Shopping Centre	1.6672%
Office Building	1.6672%
Industrial	0.9266%
Large Industrial	0.9266%
Pipelines	1.6121%
Farmlands	2.3096%

Net Class Impact = 0

Minimum Tax Level for New Construction = 100.00%