

CITY OF STRATFORD
2019 TAX RATES

<u>CODE</u>	<u>TAX CLASS</u>	<u>CITY</u>	<u>EDUCATION</u>	<u>TOTAL</u>
RT	RESIDENTIAL TAXABLE	0.01202594	0.00161000	0.01363594
R1	RESIDENTIAL TAXABLE FARMLAND 1	0.00300649	0.00040250	0.00340899
RD	RESIDENTIAL SCHOOL TAXES ONLY	0.00000000	0.00161000	0.00161000
MT	MULTI-RESIDENTIAL	0.02405189	0.00161000	0.02566189
NT	NEW MULTI-RESIDENTIAL	0.01202594	0.00161000	0.01363594
CT	COMMERCIAL OCCUPIED	0.02376251	0.01290000	0.03666251
DT/ST	OFFICE BUILDING/SHOPPING CENTRE TAXABLE	0.02376251	0.01290000	0.03666251
XT/YT/ZT	COMMERCIAL/OFFICE BUILDING/SHOPPING CENTRE NEW CONSTRUCT	0.02376251	0.01030000	0.03406251
CX/CU	COMMERCIAL VACANT UNIT/VACANT LAND	0.01663376	0.01096500	0.02759876
SU	SHOPPING CENTRE TAX VACANT	0.01663376	0.01096500	0.02759876
XU	COMMERCIAL NEW CONSTRUCTION EXCESS LAND	0.01663376	0.00875500	0.02538876
IT/LT	INDUSTRIAL/LARGE INDUSTRIAL TAXABLE	0.03240226	0.01290000	0.04530226
JT/KT	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION	0.03240226	0.01030000	0.04270226
IX/IU	INDUSTRIAL VACANT UNIT/VACANT LAND	0.02106147	0.01064250	0.03170397
LU	LARGE INDUSTRIAL TAX VACANT	0.02106147	0.01064250	0.03170397
JU/KU	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION EXCESS LAND	0.02106147	0.00849750	0.02955897
HF	LANDFILL	0.02363102	0.01290000	0.03653102
PT	PIPELINE TAXABLE	0.01814715	0.01030000	0.02844715
FT	FARMLAND TAXABLE	0.00300649	0.00040250	0.00340899

Multi-residential

2019 Decrease % ClawBack = 0.00%
 2019 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

2019 Decrease % ClawBack = 0.00%
 2019 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

2019 Decrease % ClawBack = 0.00%
 2019 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

Minimum Tax Level for New Construction = 100.00%

Overall Levy Changes

Residential	2.5236%
New multi-residential	2.5236%
Multi-residential	2.6862%
Commercial	1.8423%
Shopping Centre	1.8423%
Office Building	1.8423%
Industrial	0.9634%
Large Industrial	0.9634%
Landfills	1.8386%
Farm	2.5235%