

CITY OF STRATFORD**2016 TAX RATES**

CODE	TAX CLASS	CITY	EDUCATION	TOTAL
RT	RESIDENTIAL TAXABLE	0.01214987	0.00188000	0.01402987
R1	RESIDENTIAL TAXABLE FARMLAND 1	0.00303746	0.00047000	0.00350746
RD	RESIDENTIAL SCHOOL TAXES ONLY	0.00000000	0.00188000	0.00188000
MT	MULTI-RESIDENTIAL	0.02616960	0.00188000	0.02804960
NT	NEW MULTI-RESIDENTIAL	0.01214987	0.00188000	0.01402987
CT	COMMERCIAL OCCUPIED	0.02400737	0.01400000	0.03800737
DT/ST	OFFICE BUILDING/SHOPPING CENTRE TAXABLE	0.02400737	0.01400000	0.03800737
XT/ZT	COMMERCIAL/SHOPPING CENTRE NEW CONSTRUCTION	0.02400737	0.01180000	0.03580737
CX/CU	COMMERCIAL VACANT UNIT/VACANT LAND	0.01680517	0.00980000	0.02660517
SU	SHOPPING CENTRE TAX VACANT	0.01680517	0.00980000	0.02660517
XU	COMMERCIAL NEW CONSTRUCTION EXCESS LAND	0.01680517	0.00826000	0.02506517
IT/LT	INDUSTRIAL/LARGE INDUSTRIAL TAXABLE	0.03401894	0.01500000	0.04901894
JT/KT	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION	0.03401894	0.01180000	0.04581894
IX/IU	INDUSTRIAL VACANT UNIT/VACANT LAND	0.02211232	0.00975000	0.03186232
LU	LARGE INDUSTRIAL TAX VACANT	0.02211232	0.00975000	0.03186232
JU/KU	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION EXCESS LAND	0.02211232	0.00767000	0.02978232
PT	PIPELINE TAXABLE	0.01833415	0.01180000	0.03013415
FT	FARMLAND TAXABLE	0.00303746	0.00047000	0.00350746

Multi-residential

2016 Decrease % ClawBack = 0.00%
 2016 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

2016 Decrease % ClawBack = 0.00%
 2016 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

2016 Decrease % ClawBack = 0.00%
 2016 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	2.4621%
New multi-residential	2.4621%
Multi-residential	2.6404%
Commercial	1.7627%
Shopping Centre	1.7627%
Office Building	1.7627%
Industrial	0.9742%
Large Industrial	0.9742%
Pipelines	2.4157%
Farmlands	2.4618%