

<b>2016 Capping Parameters Table</b>			
Property Class Description	Property Class Code	Decrease % Retained (Decr%)	Decrease % Clawback
Commercial	C	100.0%	0.0%
Industrial	I	100.0%	0.0%

<b>2016 Tax Rates</b>	Municipal	Education	Total
Residential/Farm	0.0124833	0.0018800	0.0143633
Multi-Residential	0.0308474	0.0018800	0.0327274
Commercial Occupied	0.0220044	0.0118000	0.0338044
Commercial Excess Land	0.0154031	0.0082600	0.0236631
Commercial Vacant	0.0154031	0.0082600	0.0236631
Industrial Occupied	0.0281528	0.0118000	0.0399528
Industrial Excess Land	0.0182993	0.0076700	0.0259693
Industrial Vacant	0.0182993	0.0076700	0.0259693
Pipelines	0.0104925	0.0083994	0.0188919
Farmlands	0.0031208	0.0004700	0.0035908
Managed Forests	0.0031208	0.0004700	0.0035908

Municipal Levy Change Factor:

Multi-Residential	0.7729%
Commercial	1.1495%
Industrial	1.0968%

Minimum Tax Level for New Construction: 100%

All Classes:

Annualized Tax Limit:	10%
Prior Year CVA Tax Limit:	10%
CVA Tax Threshold - Increases:	500
CVA Tax Threshold - Decreases:	500

Exclude properties that were at CVA in 2015

Exclude properties that would cross over CVA tax in 2016 from capped to clawed back

Exclude properties that would cross over CVA tax in 2016 from clawed back to capped

Exit Capping Immediately - Multi-Residential

Capping Phase-out (4 year) - Commercial & Industrial