

THE CORPORATION OF THE CITY OF BURLINGTON
2013 - 2016 Capping Factors/Options

2016 Capping Parameters	Commercial		Industrial		Multi Residential
	Occupied	Vacant/Excess Land	Occupied	Vacant/Excess Land	Taxable
	(CT, DT, ST, GT, XT)	(CU, CX, DU, SU)	(IT, LT)	(IU, IX, LU)	(MT)
Annualized Tax Limit	10%	10%	10%	10%	10%
Prior Year CVA tax Limit	5%	5%	5%	5%	5%
Clawback Percentage Retained	64.8570%	64.8570%	68.8043%	68.8043%	100%
CVA threshold for Increases	\$250	\$250	\$250	\$250	\$250
CVA threshold for Decreases	\$250	\$250	\$250	\$250	\$250
Municipal Levy Change Factor	0.01348524	0.01348524	0.01337545	0.01337545	0.02273570
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes	Yes	Yes
Notional Rate Urban	0.01839567	0.01287699	0.03004834	0.01953143	0.01694384
Notional Rate Rural	0.01764583	0.01235209	0.02883340	0.01874171	0.01577934
Notional Rate Rural with Urban Garbage	0.01768534	0.01237975	0.02889742	0.01878333	0.01584071
Final Tax Rate Urban	0.01864374	0.01305062	0.03045025	0.01979268	0.01732908
Final Tax Rate Rural	0.01789425	0.01252598	0.02923589	0.01900335	0.01616515
Final Tax Rate Rural with Urban Garbage	0.01793103	0.01255172	0.02929548	0.01904208	0.01622226

2015 Capping Parameters	Commercial		Industrial		Multi Residential
	Occupied	Vacant/Excess Land	Occupied	Vacant/Excess Land	Taxable
	(CT, DT, ST, GT, XT)	(CU, CX, DU, SU)	(IT, LT)	(IU, IX, LU)	(MT)
Annualized Tax Limit	10%	10%	10%	10%	10%
Clawback Percentage Retained	60.6686%	60.6686%	66.2659%	66.2659%	100%
CVA threshold for Increases	\$250	\$250	\$250	\$250	\$250
CVA threshold for Decreases	\$250	\$250	\$250	\$250	\$250
Municipal Levy Change Factor	0.01409829	0.01409829	0.01389616	0.01389616	0.02370523
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes	Yes	Yes
Notional Rate Urban	0.01868524	0.01307966	0.03071712	0.01996611	0.01725822
Notional Rate Rural	0.01792861	0.01255002	0.02949120	0.01916927	0.01608321
Notional Rate Rural with Urban Garbage	0.01796960	0.01257871	0.02955761	0.01921243	0.01614686
Final Tax Rate Urban	0.01894867	0.01326408	0.03114397	0.02024356	0.01766733
Final Tax Rate Rural	0.01816644	0.01271652	0.02987655	0.01941975	0.01645256
Final Tax Rate Rural with Urban Garbage	0.01820766	0.01274537	0.02994334	0.01946316	0.01651657

2014 Capping Parameters	Commercial		Industrial		Multi Residential
	Occupied	Vacant/Excess Land	Occupied	Vacant/Excess Land	Taxable
	(CT, DT, ST, GT, XT)	(CU, CX, DU, SU)	(IT, LT)	(IU, IX, LU)	(MT)
Annualized Tax Limit	10%	10%	10%	10%	10%
Clawback Percentage Retained	59.9858%	59.9858%	65.3580%	65.3580%	100%
CVA threshold for Increases	\$250	\$250	\$250	\$250	\$250
CVA threshold for Decreases	\$250	\$250	\$250	\$250	\$250
Municipal Levy Change Factor	0.01005681	0.01005681	0.00997685	0.00997685	0.01703435
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes	Yes	Yes
Notional Rate Urban	0.01934410	0.01354089	0.03159014	0.02053359	0.01773358
Notional Rate Rural	0.01856996	0.01299899	0.03033583	0.01971828	0.01653136
Notional Rate Rural with Urban Garbage	0.01860880	0.01302618	0.03039877	0.01975919	0.01659168
Final Tax Rate Urban	0.01953864	0.01367705	0.03190530	0.02073844	0.01803566
Final Tax Rate Rural	0.01874774	0.01312343	0.03062386	0.01990550	0.01680743
Final Tax Rate Rural with Urban Garbage	0.01879058	0.01315341	0.03069326	0.01995061	0.01687395

2013 Capping Parameters	Commercial		Industrial		Multi Residential
	Occupied	Vacant/Excess Land	Occupied	Vacant/Excess Land	Taxable
	(CT, DT, ST, GT, XT)	(CU, CX, DU, SU)	(IT, LT)	(IU, IX, LU)	(MT)
Annualized Tax Limit	10%	10%	10%	10%	10%
Clawback Percentage Retained	73.3283%	73.3283%	53.9658%	53.9658%	100%
CVA threshold for Increases	\$250	\$250	\$250	\$250	\$250
CVA threshold for Decreases	\$250	\$250	\$250	\$250	\$250
Municipal Levy Change Factor	0.01213373	0.01213373	0.01213265	0.01213265	0.02076003
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes	Yes	Yes
Notional Rate Urban	0.02005071	0.01403551	0.03249002	0.02111851	0.01819988
Notional Rate Rural	0.01924290	0.01347004	0.03118115	0.02026774	0.01694536
Notional Rate Rural with Urban Garbage	0.01929012	0.01350309	0.03125766	0.02031747	0.01701869
Final Tax Rate Urban	0.02029401	0.01420581	0.03288421	0.02137474	0.01857771
Final Tax Rate Rural	0.01948306	0.01363814	0.03157026	0.02052067	0.01731833
Final Tax Rate Rural with Urban Garbage	0.01952375	0.01366663	0.03163620	0.02056353	0.01738153