

THE CORPORATION OF THE CITY OF BURLINGTON
2017 - 2021 Capping Factors/Options

2021 Capping Parameters	Commercial		Industrial		Multi Residential
	Occupied	Vacant/Excess Land	Occupied	Vacant/Excess Land	Exited capping
	(CT, DT, ST, GT, XT)	(CU, CX, DU, SU)	(IT, LT)	(IU, IX, LU)	(MT)
Annualized Tax Limit	10%	10%	10%	10%	
Prior Year CVA tax Limit	10%	10%	10%	10%	
Clawback Percentage Retained	100%	100%	100%	100%	
CVA threshold for Increases	\$500	\$500	\$500	\$500	
CVA threshold for Decreasers	\$500	\$500	\$500	\$500	
Municipal Levy Change	1.6732%	1.6732%	-7.5334%	-7.5334%	
Exclude Reassessment Increase	n/a	n/a	n/a	n/a	
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes	Yes	
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes	Yes	
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes	Yes	
Capping phase-out	Yes	Yes	Yes	Yes	
Notional Rate Urban	0.01655468	0.01655468	0.02368417	0.02368417	
Notional Rate Rural	0.01588418	0.01588418	0.02272172	0.02272172	
Notional Rate Rural with Urban Garbage	0.01591519	0.01591519	0.02276623	0.02276623	
Final Tax Rate Urban	0.01683168	0.01683168	0.02189994	0.02189994	
Final Tax Rate Rural	0.01613514	0.01613514	0.02090012	0.02090012	
Final Tax Rate Rural with Urban Garbage	0.01616712	0.01616712	0.02094602	0.02094602	

2020 Capping Parameters	Commercial		Industrial		Multi Residential
	Occupied	Vacant/Excess Land	Occupied	Vacant/Excess Land	Exited capping
	(CT, DT, ST, GT, XT)	(CU, CX, DU, SU)	(IT, LT)	(IU, IX, LU)	(MT)
Annualized Tax Limit	10%	10%	10%	10%	
Prior Year CVA tax Limit	10%	10%	10%	10%	
Clawback Percentage Retained	100%	100%	100%	100%	
CVA threshold for Increases	\$500	\$500	\$500	\$500	
CVA threshold for Decreasers	\$500	\$500	\$500	\$500	
Municipal Levy Change	1.6119%	9.3711%	1.6174%	10.7494%	
Exclude Reassessment Increase	Yes	Yes	Yes	Yes	
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes	Yes	
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes	Yes	
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes	Yes	
Capping phase-out	Yes	Yes	Yes	Yes	
Notional Rate Urban	0.01629207	0.01513624	0.02330719	0.02138537	
Notional Rate Rural	0.01564208	0.01448625	0.02237418	0.02045236	
Notional Rate Rural with Urban Garbage	0.01567278	0.01451695	0.02241825	0.02049643	
Final Tax Rate Urban	0.01655468	0.01655468	0.02368417	0.02368417	
Final Tax Rate Rural	0.01588418	0.01588418	0.02272172	0.02272172	
Final Tax Rate Rural with Urban Garbage	0.01591519	0.01591519	0.02276623	0.02276623	

2019 Capping Parameters	Commercial		Industrial		Multi Residential
	Occupied	Vacant/Excess Land	Occupied	Vacant/Excess Land	Exited capping
	(CT, DT, ST, GT, XT)	(CU, CX, DU, SU)	(IT, LT)	(IU, IX, LU)	(MT)
Annualized Tax Limit	10%	10%	10%	10%	
Prior Year CVA tax Limit	10%	10%	10%	10%	
Clawback Percentage Retained	100%	100%	100%	100%	
CVA threshold for Increases	\$500	\$500	\$500	\$500	
CVA threshold for Decreasers	\$500	\$500	\$500	\$500	
Municipal Levy Change	1.2998%	11.4999%	1.3674%	13.4480%	
Exclude Reassessment Increase	Yes	Yes	Yes	Yes	
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes	Yes	
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes	Yes	
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes	Yes	
Capping phase-out	No	No	Yes	Yes	
Notional Rate Urban	0.01689162	0.01182415	0.02601341	0.01690871	
Notional Rate Rural	0.01621680	0.01135177	0.02492002	0.01619801	
Notional Rate Rural with Urban Garbage	0.01625015	0.01137512	0.02497406	0.01623314	
Final Tax Rate Urban	0.01711118	0.01318391	0.02636911	0.01918260	
Final Tax Rate Rural	0.01642403	0.01270290	0.02525575	0.01845892	
Final Tax Rate Rural with Urban Garbage	0.01645648	0.01272562	0.02530833	0.01849310	

2018 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	10%	10%	10%	10%	10%
Clawback Percentage Retained	100%	100%	100%	100%	100%
CVA threshold for Increases	\$500	\$500	\$500	\$500	\$500
CVA threshold for Decreasers	\$500	\$500	\$500	\$500	\$500
Municipal Levy Change Factor	0.02837984	0.02837984	0.01786089	0.01786089	0.02924991
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	0.01728868	0.01210210	0.02718230	0.01766849	0.01418876
Notional Rate Rural	0.01659657	0.01161762	0.02606090	0.01693958	0.01323838
Notional Rate Rural with Urban Garbage	0.01662931	0.01164054	0.02611395	0.01697406	0.01328334
Final Tax Rate Urban	0.01777933	0.01244554	0.02766780	0.01798408	0.01460378
Final Tax Rate Rural	0.01706134	0.01194294	0.02650446	0.01722791	0.01361786
Final Tax Rate Rural with Urban Garbage	0.01709682	0.01196778	0.02656195	0.01726528	0.01366658

2017 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	10%	10%	10%	10%	10%
Clawback Percentage Retained	76.2591%	76.2591%	73.9267%	73.9267%	100%
CVA threshold for Increases	\$500	\$500	\$500	\$500	\$500
CVA threshold for Decreasers	\$500	\$500	\$500	\$500	\$500
Municipal Levy Change Factor	0.02847356	0.02847356	0.01738710	0.01738710	0.02683450
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	0.01778843	0.01245189	0.02856313	0.01856605	0.01470607
Notional Rate Rural	0.01708270	0.01195278	0.02741966	0.01782279	0.01370699
Notional Rate Rural with Urban Garbage	0.01711734	0.01198212	0.02747578	0.01785927	0.01375455
Final Tax Rate Urban	0.01829493	0.01280645	0.02905977	0.01888883	0.01510070
Final Tax Rate Rural	0.01755590	0.01228913	0.02786235	0.01811052	0.01408590
Final Tax Rate Rural with Urban Garbage	0.01759086	0.01231360	0.02791899	0.01814733	0.01413390