

CITY OF STRATFORD
2018 TAX RATES

CODE	TAX CLASS	CITY	EDUCATION	TOTAL
RT	RESIDENTIAL TAXABLE	0.01206350	0.00170000	0.01376350
R1	RESIDENTIAL TAXABLE FARMLAND 1	0.00301588	0.00042500	0.00344088
RD	RESIDENTIAL SCHOOL TAXES ONLY	0.00000000	0.00170000	0.00170000
MT	MULTI-RESIDENTIAL	0.02412699	0.00170000	0.02582699
NT	NEW MULTI-RESIDENTIAL	0.01206350	0.00170000	0.01376350
CT	COMMERCIAL OCCUPIED	0.02383671	0.01340000	0.03723671
DT/ST	OFFICE BUILDING/SHOPPING CENTRE TAXABLE	0.02383671	0.01340000	0.03723671
XT/ZT	COMMERCIAL/SHOPPING CENTRE NEW CONSTRUCTION	0.02383671	0.01090000	0.03473671
CX/CU	COMMERCIAL VACANT UNIT/VACANT LAND	0.01668570	0.00938000	0.02606570
SU	SHOPPING CENTRE TAX VACANT	0.01668570	0.00938000	0.02606570
XU	COMMERCIAL NEW CONSTRUCTION EXCESS LAND	0.01668570	0.00763000	0.02431570
IT/LT	INDUSTRIAL/LARGE INDUSTRIAL TAXABLE	0.03299060	0.01340000	0.04639060
JT/KT	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION	0.03299060	0.01090000	0.04389060
IX/IU	INDUSTRIAL VACANT UNIT/VACANT LAND	0.02144389	0.00871000	0.03015389
LU	LARGE INDUSTRIAL TAX VACANT	0.02144389	0.00871000	0.03015389
JU/KU	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION EXCESS LAND	0.02144389	0.00708500	0.02852889
HF	LANDFILL	0.02370481	0.01340000	0.03710481
PT	PIPELINE TAXABLE	0.01820382	0.01090000	0.02910382
FT	FARMLAND TAXABLE	0.00301588	0.00042500	0.00344088

Multi-residential

2018 Decrease % ClawBack = 0.00%
 2018 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

2018 Decrease % ClawBack = 0.00%
 2018 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

2018 Decrease % ClawBack = 0.00%
 2018 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	1.5586%
New multi-residential	1.5860%
Multi-residential	1.6486%
Commercial	1.1143%
Shopping Centre	1.1143%
Office Building	1.1143%
Industrial	0.6212%
Large Industrial	0.6212%
Landfills	1.1120%
Pipelines	1.7636%
Farm	1.5587%