

**CITY OF STRATFORD
2017 TAX RATES**

CODE	TAX CLASS	CITY	EDUCATION	TOTAL
RT	RESIDENTIAL TAXABLE	0.01223654	0.00179000	0.01402654
R1	RESIDENTIAL TAXABLE FARMLAND 1	0.00305913	0.00044750	0.00350663
RD	RESIDENTIAL SCHOOL TAXES ONLY	0.00000000	0.00179000	0.00179000
MT	MULTI-RESIDENTIAL	0.02480569	0.00179000	0.02659569
NT	NEW MULTI-RESIDENTIAL	0.01223654	0.00179000	0.01402654
CT	COMMERCIAL OCCUPIED	0.02417863	0.01390000	0.03807863
DT/ST	OFFICE BUILDING/SHOPPING CENTRE TAXABLE	0.02417863	0.01390000	0.03807863
XT/ZT	COMMERCIAL/SHOPPING CENTRE NEW CONSTRUCTION	0.02417863	0.01140000	0.03557863
CX/CU	COMMERCIAL VACANT UNIT/VACANT LAND	0.01692504	0.00973000	0.02665504
SU	SHOPPING CENTRE TAX VACANT	0.01692504	0.00973000	0.02665504
XU	COMMERCIAL NEW CONSTRUCTION EXCESS LAND	0.01692504	0.00798000	0.02490504
IT/LT	INDUSTRIAL/LARGE INDUSTRIAL TAXABLE	0.03375437	0.01390000	0.04765437
JT/KT	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION	0.03375437	0.01140000	0.04515437
IX/IU	INDUSTRIAL VACANT UNIT/VACANT LAND	0.02194034	0.00903500	0.03097534
LU	LARGE INDUSTRIAL TAX VACANT	0.02194034	0.00903500	0.03097534
JU/KU	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION EXCESS LAND	0.02194034	0.00741000	0.02935034
HF	LANDFILL	0.02404484	0.01390000	0.03794484
PT	PIPELINE TAXABLE	0.01846494	0.01140000	0.02986494
FT	FARMLAND TAXABLE	0.00305913	0.00044750	0.00350663

Multi-residential

2017 Decrease % ClawBack = 0.00%
 2017 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

2017 Decrease % ClawBack = 0.00%
 2017 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

2017 Decrease % ClawBack = 0.00%
 2017 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	2.6786%
New multi-residential	2.6786%
Multi-residential	0.0129%
Commercial	1.3727%
Shopping Centre	1.3727%
Office Building	1.3727%
Industrial	-1.2295%
Large Industrial	-1.2295%
Landfills	1.3669%
Pipelines	2.5637%
Farm	2.6787%