

**City of St. Catharines**  
**2019 Tax Rates**

<u>Class</u>	<u>Tax Class</u>	<u>General</u>	<u>Urban</u>
Residential	RT	1.345540%	1.421180%
Multi-Residential	MT	2.494542%	2.643553%
New Multi-Residential	NT	1.345540%	1.421180%
Commercial Occupied	CT,XT,CH	3.085058%	3.216286%
Commercial - Excess Land	CU,XU,CK	2.314041%	2.405900%
Commercial Other - Occupied	DT,GT,ST,YT,ZT	3.085058%	3.216286%
Commercial Other Excess Land	DU,SU,ZU	2.314041%	2.405900%
Commercial Vacant Land	CX,CJ	2.314041%	2.405900%
Industrial - Occupied	IT,LT,IH	4.405339%	4.604272%
Industrial - Excess Lands	IU,LU	3.277238%	3.416491%
Industrial - Vacant Lands	IX,IJ	3.277238%	3.416491%
Industrial - New	JT,KT	4.145339%	4.344272%
Industrial - New Excess Lands	JU,KU	3.056238%	3.195491%
Pipelines	PT	3.046205%	3.174952%
Farmlands	FT	0.336385%	0.355295%
Farmlands Awaiting Dev I	R1,C1	1.009155%	1.065885%

**Most properties in St. Catharines are taxed at the Urban Rate**  
City Urban = Street Lights and Transit

To arrive at the tax amount, multiply the property's Assessed Value by the applications tax rate and the BIA rate if necessary. Add any applicable Local Improvement levies to the two amounts.

**Sample Calculation for a Residential Property**  
 $\$246,000 \times 1.421180/100 = \$3,496.10$

BIA applies only to specific properties in the Downtown Core and the Port Dalhousie Improvement Area Capped Billings.

LOCAL Improvement amounts are calculated separately and shown on the Final Tax Bill.

Inquires regarding property taxes should be directed to Citizens First at 905.688.5600.

<u>Other</u>	<u>Tax Rate</u>
Downtown Association	
- Commercial - Occupied	0.301830%
- Commercial - Vacant	0.211281%
Port Dalhousie BIA	
- Commercial - Occupied	0.000000%
- Commercial - Vacant	0.000000%
- Industrial - Occupied	0.000000%

<u>Final Billing</u>	<u>Due Dates</u>
<b>Non-Capped</b> (Residential/Farm/New Multi-Residential/Pipeline): Bills to Mail: Friday, June 7, 2019	June 28 and Sept 30, 2019
<b>Capped</b> (Commercial/Industrial/Multi-Residential): Bills to Mail: Friday June 7, 2019	June 28 and Sept 30, 2019