



Commercial													
Year	Capping Parameters										Municipal Levy Change	Decrease Clawback	Decrease Retained
	Annualized Tax Limit	Prior Year CVA Tax Limit	CVA Tax Threshold - Increases	CVA Tax Threshold - Decreasers	Exclude Reassessment Increase	Exclude Properties Previously at CVA Tax	Exclude Properties that move from Capped to Clawed Back	Exclude Properties that move from Clawed Back to Capped	Exit Capping Immediately	Capping phase-out			
2019	10%	10%	\$500	\$50	Yes	Yes	Yes	Yes	Not Eligible	Year 3 (½)	2.3934%	0.0000%	100.0000%
2018	10%	10%	\$500	\$50	Yes	Yes	Yes	Yes	Not Eligible	Year 2 (½)	1.7830%	2.5727%	97.427%
2017	10%	10%	\$500	\$500	Yes	Yes	Yes	Yes	Not Eligible	Year 1 (¼)	1.8941%	9.5542%	90.4458%
2016	10%	10%	\$500	\$500		Yes	Yes	Yes	Not Eligible	Not Eligible	2.2703%	37.7995%	62.2005%
2015	10%	5%	\$250	\$250		Yes	Yes	Yes			1.9156%	36.4202%	63.5798%
2014	10%	5%	\$250	\$250		Yes	Yes	Yes			1.4077%	42.6646%	57.3354%
2013	10%	5%	\$250	\$250		Yes	Yes	Yes			1.8197%	27.0154%	72.9846%
2012	10%	5%	\$250	\$250		Yes	Yes	Yes			2.4526%	33.5584%	66.4416%
2011	10%	5%	\$250	\$250		Yes	Yes	Yes			0.6538%	31.1691%	68.8309%
2010	10%	5%	\$250	\$250		Yes	Yes	Yes			0.5140%	34.8356%	65.1644%
2009	10%	5%	\$250	\$250		Yes	Yes	Yes			1.0613%	41.6583%	58.3417%
2008	10%	5%	\$250	\$250							1.6298%	63.3745%	36.6255%
2007	10%	5%	\$250	\$250							1.4917%	69.9335%	30.0665%
2006	10%	5%	\$250	\$250							1.8477%	68.9676%	31.0324%
2005	10%	5%	\$250	\$250							1.1421%	71.6049%	28.3951%
2004											5.9887%	80.1075%	19.8925%
2003											0.4310%	93.7452%	6.2548%

Industrial													
Year	Capping Parameters										Municipal Levy Change	Decrease Clawback	Decrease Retained
	Annualized Tax Limit	Prior Year CVA Tax Limit	CVA Tax Threshold - Increases	CVA Tax Threshold - Decreasers	Exclude Reassessment Increase	Exclude Properties Previously at CVA Tax	Exclude Properties that move from Capped to Clawed Back	Exclude Properties that move from Clawed Back to Capped	Exit Capping Immediately	Capping phase-out			
2019									Not Eligible	Year 4	2.5381%		
2018	10%	10%	\$500	\$50	Yes	Yes	Yes	Yes	Not Eligible	Year 3 (½)	1.2638%	0.0000%	100.0000%
2017	10%	10%	\$500	\$500	Yes	Yes	Yes	Yes	Not Eligible	Year 2 (½)	-0.9431%	1.1417%	98.8583%
2016	10%	10%	\$500	\$500		Yes	Yes	Yes	Not Eligible	Year 1 (¼)	1.7350%	27.8993%	72.1007%
2015	10%	5%	\$250	\$250		Yes	Yes	Yes			2.0147%	43.3936%	56.6064%
2014	10%	5%	\$250	\$250		Yes	Yes	Yes			1.4843%	5.0548%	94.9452%
2013	10%	5%	\$250	\$250		Yes	Yes	Yes			1.9297%	22.3902%	77.6098%
2012	10%	5%	\$250	\$250		Yes	Yes	Yes			2.6029%	4.4248%	95.5752%
2011	10%	5%	\$250	\$250		Yes	Yes	Yes			0.6611%	5.3746%	94.6254%
2010	10%	5%	\$250	\$250		Yes	Yes	Yes			0.4928%	21.2066%	78.7934%
2009	10%	5%	\$250	\$250		Yes	Yes	Yes			1.0232%	14.0053%	85.9947%
2008	10%	5%	\$250	\$250							1.5810%	59.2842%	40.7158%
2007	10%	5%	\$250	\$250							1.4418%	19.2355%	80.7645%
2006	10%	5%	\$250	\$250							0.8313%	11.2526%	88.7474%
2005	10%	5%	\$250	\$250							-1.0076%	25.7526%	74.2474%
2004											4.0742%	37.7470%	62.2530%
2003											-2.7389%	100.0000%	0.0000%

Multi-Residential													
Year	Capping Parameters										Municipal Levy Change	Decrease Clawback	Decrease Retained
	Annualized Tax Limit	Prior Year CVA Tax Limit	CVA Tax Threshold - Increases	CVA Tax Threshold - Decreasers	Exclude Reassessment Increase	Exclude Properties Previously at CVA Tax	Exclude Properties that move from Capped to Clawed Back	Exclude Properties that move from Clawed Back to Capped	Exit Capping Immediately	Capping phase-out			
2019									Already Exited	Not Eligible	3.3370%		
2018									Already Exited	Not Eligible	1.6807%		
2017									Yes		1.8339%		
2016	10%	10%	\$500	\$500		Yes	Yes	Yes	Not Eligible	Year 1 (¼)	2.3623%	0.0000%	100.0000%
2015	10%	5%	\$250	\$250		Yes	Yes	Yes			2.7413%	0.0000%	100.0000%
2014	10%	5%	\$250	\$250		Yes	Yes	Yes			2.0261%	0.0000%	100.0000%
2013	10%	5%	\$250	\$250		Yes	Yes	Yes			2.6452%	0.0000%	100.0000%
2012	10%	5%	\$250	\$250		Yes	Yes	Yes			3.5751%	14.1423%	85.8577%
2011	10%	5%	\$250	\$250		Yes	Yes	Yes			0.9603%	15.5627%	84.4373%
2010	10%	5%	\$250	\$250		Yes	Yes	Yes			0.7660%	42.1858%	57.8142%
2009	10%	5%	\$250	\$250		Yes	Yes	Yes			1.5995%	100.0000%	0.0000%
2008	10%	5%	\$250	\$250							2.4779%	53.1644%	46.8356%
2007	10%	5%	\$250	\$250							2.2858%	57.4162%	42.5838%
2006	10%	5%	\$250	\$250							2.8608%	60.0673%	39.9327%
2005	10%	5%	\$250	\$250							1.7867%	35.2683%	64.7317%
2004											0.6918%	33.0946%	66.9054%
2003											9.7039%	28.0351%	71.9649%