



THE CORPORATION OF THE TOWN OF MILTON
Capping Factors/Options

2016 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	5%	5%	5%	5%	5%
Claw-back Percentage Retained	64.8570%	64.8570%	68.8043%	68.8043%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01563992	0.01563992	0.01549822	0.01549822	0.02855511
Notional Rate Urban	0.016325100	0.011427590	0.027033960	0.017572080	0.014060550
Notional Rate Rural	0.015904760	0.011133350	0.026352890	0.017129390	0.013407760
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

2015 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	60.6686%	60.6686%	66.2659%	66.2659%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.0111601	0.0111601	0.01098183	0.01098183	0.02028558
Notional Rate Urban	0.016842640	0.011789850	0.027693510	0.018000790	0.014369110
Notional Rate Rural	0.016415670	0.011490960	0.027001710	0.017551110	0.013706030
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

2014 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	59.9858%	59.9858%	65.3580%	65.3580%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.007685618	0.007685618	0.007618111	0.007618111	0.014069137
Notional Rate Urban	0.017478810	0.012235170	0.028521020	0.018538660	0.014807260
Notional Rate Rural	0.016975800	0.011883060	0.027706000	0.018008900	0.014026090
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

2013 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	73.3283%	73.3283%	53.9658%	53.9658%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.0101378	0.0101378	0.01013669	0.01013669	0.01874198
Notional Rate Urban	0.018147930	0.012703560	0.029407030	0.019114570	0.015244920
Notional Rate Rural	0.017634740	0.012344320	0.028575520	0.018574090	0.014447940