

CITY OF KITCHENER

2018 FINAL TAX RATES Bylaw 2018-044

Category	Class	Description	CITY	REGION	EDUCATION	TOTAL	BIA	BIA.
							Downtown	Belmont
Residential	R1	Residential / Farm Taxable: Farmland Awaiting Develop 1	0.00230555	0.00393282	0.00110500	0.00734337		
	R4	Residential / Farm Taxable: Farmland Awaiting Develop 2	0.00354700	0.00605048	0.00170000	0.01129748		
	RH	Residential/Farm Taxable: Full, Shared as if P-I-L	0.00354700	0.00605048	0.00170000	0.01129748		
	RT	Residential / Farm Taxable: Full	0.00354700	0.00605048	0.00170000	0.01129748		
Multi-Residential	M1	Multi-Residential Taxable: Farmland Awaiting Develop 1	0.00230555	0.00393282	0.00110500	0.00734337		
	M4	Multi-Residential Taxable: Farmland Awaiting Develop 2	0.00691664	0.01179844	0.00170000	0.02041508		
	MT	Multi-Residential Taxable: Full	0.00691664	0.01179844	0.00170000	0.02041508		
	NT	New Multi-Residential Taxable: Full	0.00354700	0.00605048	0.00170000	0.01129748		
Commercial	C1	Commercial Taxable: Farmland 1	0.00230555	0.00393282	0.00110500	0.00734337		
	CH	Commercial Taxable: Hydro, Full, Shared as if P-I-L	0.00691664	0.01179844	0.01340000	0.03211508		
	CT	Commercial Taxable: Full	0.00691664	0.01179844	0.01340000	0.03211508	0.00391766	0.00240094
	CU	Commercial Taxable: Vacant Unit / Excess Land	0.00484165	0.00825892	0.00938000	0.02248057	0.00274236	
	CX	Commercial Taxable: Vacant Land	0.00484165	0.00825892	0.00938000	0.02248057	0.00274236	0.00168066
	DT	Office Buildings Taxable: Full	0.00691664	0.01179844	0.01340000	0.03211508	0.00391766	0.00240094
	DU	Office Buildings Taxable: Vacant Unit / Excess Land	0.00484165	0.00825892	0.00938000	0.02248057		
	GT	Parking Lots Taxable: Full	0.00691664	0.01179844	0.01340000	0.03211508	0.00391766	0.00240094
	HT	Landfill Taxable: Full (for HF, PIL)	0.00585254	0.00998330	0.01340000	0.02923584		
	ST	Shopping Center Taxable: Full	0.00691664	0.01179844	0.01340000	0.03211508	0.00391766	
	SU	Shopping Center Taxable: Vacant Unit / Excess Land	0.00484165	0.00825892	0.00938000	0.02248057		
	XT	Commercial (New Construction) Taxable: Full	0.00691664	0.01179844	0.01090000	0.02961508	0.00391766	
	XU	Commercial (New Construction) Taxable: Excess Land	0.00484165	0.00825892	0.00763000	0.02073057		
	YT	Office Build New Construction	0.00691664	0.01179844	0.01090000	0.02961508		
	ZT	Shopping Center (New Construction) Taxable: Full	0.00691664	0.01179844	0.01090000	0.02961508	0.00391766	
	ZU	Shopping Center (New Construction) Taxable: Excess Land	0.00484165	0.00825892	0.00763000	0.02073057		
	Industrial	I1	Industrial Taxable: Farmland Awaiting Develop 1	0.00230555	0.00393282	0.00110500	0.00734337	
I4		Industrial Taxable: Farmland Awaiting Develop 2	0.00691664	0.01179844	0.01340000	0.03211508		
IH		Industrial Taxable: Hydro, Full, Shared as if P-I-L	0.00691664	0.01179844	0.01340000	0.03211508		
IJ		Industrial Taxable: Vacant Land, Shared as P-I-L	0.00484165	0.00825892	0.00938000	0.02248057		
IK		Industrial Taxable: Hydro excess land, Shared as if P-I-L	0.00484165	0.00825892	0.00938000	0.02248057		
IT		Industrial Taxable: Full	0.00691664	0.01179844	0.01340000	0.03211508	0.00391766	
IU		Industrial Taxable: Vacant Unit / Excess Land	0.00484165	0.00825892	0.00938000	0.02248057		
IX		Industrial Taxable: Vacant Land	0.00484165	0.00825892	0.00938000	0.02248057		
JT		Industrial (New Construction) Taxable: Full	0.00691664	0.01179844	0.01090000	0.02961508		
LT		Large Industrial Taxable: Full	0.00691664	0.01179844	0.01340000	0.03211508		
LU	Large Industrial Taxable: Vacant Unit / Excess Land	0.00484165	0.00825892	0.00938000	0.02248057			
Others	FT	Farmlands Taxable: Full	0.00088675	0.00151262	0.00042500	0.00282437		
	PT	Pipelines Taxable: Full	0.00411913	0.00702643	0.01064979	0.02179535		
	TT	Managed Forest Taxable: Full	0.00088675	0.00151262	0.00042500	0.00282437		
Special Charges		Special Charges: King St sdwk snow removal	\$25.94/meter					
		Special Charges: Side St sdwk snow removal	\$7.87/meter					

	Multi-residential	Commercial	Industrial
Capping Parameters			
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	10.00%	10.00%	10.00%
CVA Tax Threshold - Increases	\$500	\$500	\$500
CVA Tax Threshold - Decreasers	\$500	\$500	\$500
Exclude Reassessment Increase	Yes	Yes	Yes
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	No	No	No
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes
Exit capping immediately	Not Eligible	Not Eligible	Not Eligible
Capping phase-out	Year 2 (1/2)	Not Eligible	Year 1 (1/4)
Overall Levy Change Factor	2.1516%	1.3457%	1.3457%
Capping Clawback and Retained Percentages			
Clawback Percentage	60.63%	14.15%	6.35%
Retained Percentage	39.37%	85.85%	93.65%
Total	100.00%	100.00%	100.00%