



# City of Belleville 2016 Tax Rates

	Residential	Multi- Res	New Construction Multi- Res	Commercial	Commercial Excess Land	Commercial Vacant Land	*New Construction Commercial	*New Construction Comm/Excess & Vacant Land	Industrial	Industrial Excess Land	Industrial Vacant Land	*New Construction Industrial	*New Construction Ind./Excess & Vacant Land	Pipelines	Farmlands/ Managed Forest
<b>Table 1 - Urban</b>															
Education Tax Rate	0.00188000	0.00188000	0.00188000	0.01400000	0.00980000	0.00980000	0.01180000	0.00826000	0.01500000	0.00975000	0.00975000	0.01180000	0.00767000	0.01256974	0.00047000
Municipal Tax Rate	0.01393406	0.03497675	0.01393406	0.02674116	0.01871881	0.01871881	0.02674116	0.01871881	0.03344175	0.02173714	0.02173714	0.03344175	0.02173714	0.01719435	0.00348352
<b>Total Tax Rate</b>	<b>0.01581406</b>	<b>0.03685675</b>	<b>0.01581406</b>	<b>0.04074116</b>	<b>0.02851881</b>	<b>0.02851881</b>	<b>0.03854116</b>	<b>0.02697881</b>	<b>0.04844175</b>	<b>0.03148714</b>	<b>0.03148714</b>	<b>0.04524175</b>	<b>0.02940714</b>	<b>0.02976409</b>	<b>0.00395352</b>
<b>Table 2 - Cannifton Urban</b>															
Education Tax Rate	0.00188000	0.00188000	0.00188000	0.01400000	0.00980000	0.00980000	0.01180000	0.00826000	0.01500000	0.00975000	0.00975000	0.01180000	0.00767000	0.01256974	0.00047000
Municipal Tax Rate	0.01339518	0.03362408	0.01339518	0.02570699	0.01799489	0.01799489	0.02570699	0.01799489	0.03214844	0.02089648	0.02089648	0.03214844	0.02089648	0.01652939	0.00334880
<b>Total Tax Rate</b>	<b>0.01527518</b>	<b>0.03550408</b>	<b>0.01527518</b>	<b>0.03970699</b>	<b>0.02779489</b>	<b>0.02779489</b>	<b>0.03750699</b>	<b>0.02625489</b>	<b>0.04714844</b>	<b>0.03064648</b>	<b>0.03064648</b>	<b>0.04394844</b>	<b>0.02856648</b>	<b>0.02909913</b>	<b>0.00381880</b>
<b>Table 3 - Cannifton Rural</b>															
Education Tax Rate	0.00188000	0.00188000	0.00188000	0.01400000	0.00980000	0.00980000	0.01180000	0.00826000	0.01500000	0.00975000	0.00975000	0.01180000	0.00767000	0.01256974	0.00047000
Municipal Tax Rate	0.01222219	0.03067968	0.01222219	0.02345587	0.01641911	0.01641911	0.02345587	0.01641911	0.02933326	0.01906662	0.01906662	0.02933326	0.01906662	0.01508194	0.00305555
<b>Total Tax Rate</b>	<b>0.01410219</b>	<b>0.03255968</b>	<b>0.01410219</b>	<b>0.03745587</b>	<b>0.02621911</b>	<b>0.02621911</b>	<b>0.03525587</b>	<b>0.02467911</b>	<b>0.04433326</b>	<b>0.02881662</b>	<b>0.02881662</b>	<b>0.04113326</b>	<b>0.02673662</b>	<b>0.02765168</b>	<b>0.00352555</b>
<b>Table 4 - Rural</b>															
Education Tax Rate	0.00188000	0.00188000	0.00188000	0.01400000	0.00980000	0.00980000	0.01180000	0.00826000	0.01500000	0.00975000	0.00975000	0.01180000	0.00767000	0.01256974	0.00047000
Municipal Tax Rate	0.01028481	0.02581653	0.01028481	0.01973780	0.01381645	0.01381645	0.01973780	0.01381645	0.02468353	0.01604430	0.01604430	0.02468353	0.01604430	0.01269124	0.00257120
<b>Total Tax Rate</b>	<b>0.01216481</b>	<b>0.02769653</b>	<b>0.01216481</b>	<b>0.03373780</b>	<b>0.02361645</b>	<b>0.02361645</b>	<b>0.03153780</b>	<b>0.02207645</b>	<b>0.03968353</b>	<b>0.02579430</b>	<b>0.02579430</b>	<b>0.03648353</b>	<b>0.02371430</b>	<b>0.02526098</b>	<b>0.00304120</b>

Please Note: New Construction (Commercial/ Industrial) applies only to building permits taken out after March 22/07 for new building construction

	Multi-residential	Commercial	Industrial
<b>Capping Parameters</b>			
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 - Decreases	\$500	\$500	\$500
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes
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 1 (¼)	Not Eligible	Year 1 (¼)
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	23.8056%	0.0000%
Retained Percentage	100.0000%	76.1944%	100.0000%
Total	100.0000%	100.0000%	100.0000%
<b>Total Tax Adjustment</b>			
Capped Properties	-\$3,710	-\$62,886	\$0
Clawback Properties	\$0	\$62,919	\$0
Net Class Impact/Shortfall	-\$3,710	\$33	\$0

## 2016 Tax Due Dates

Interim	25-Feb-16	1st Instalment
	27-Apr-16	2nd Instalment
Final	28-Jun-16	1st Instalment
	28-Sep-16	2nd Instalment

Overall Municipal Levy Change Factor	
Multi-Residential	2.9531%
Commercial	2.0164%
Industrial	2.1230%

## 2016 BDIA Tax Rates

Class	Description	Rate
CT	Commercial	0.00582360
CU	Excess Com	0.00407650
CX	Vacant Com	0.00407650
ST	Shopping Ctr	0.00582360
DT	Office Bldg	0.00582360
GT	Parking Lot	0.00582360
SU	Excess Shop.	0.00407650
DU	Excess Office	0.00407650
IT	Industrial	0.00728280
LT	Large Ind.	0.00728280

## 2016 Tax Ratios

Residential	1.000000
Multi-Res	2.510162
New Multi-Res.	1.000000
Commercial	1.919122
Industrial	2.400000
Pipelines	1.233980
Manage Forest	0.025000
Farmlands	0.025000