TOWNSHIP OF ST. CLAIR CAPPING REPORT FOR THE YEAR 2019 Multi-residential Commercial Industrial **Capping Parameters** Annualized Tax Limit 10.00% 10.00% Prior Year CVA Tax Limit 10.00% 10.00% CVA Tax Threshold - Increasers \$500 \$500 CVA Tax Threshold - Decreasers \$500 \$500 **Exclude Reassessment Increase** Yes Yes Yes **Exclude Properties Previously at CVA Tax** Yes Exclude Properties that Move from Capped to Clawed Back Yes Yes Exclude Properties that Move from Clawed Back to Capped Yes Yes Not Eligible Not Eligible Exit capping immediately Yes Capping phase-out Year 2 (1/3) Year 2 (1/3) **Capping Clawback and Retained Percentages** 0.0000% Clawback Percentage 0.0000% 100.0000% 100.0000% **Retained Percentage** Total 100.0000% 100.0000% **Levy Change** Multi-residential 2.6002% Com. Occupied 1.3560% Com. Exc. Land 10.6337% Shopping Occ. 1.7144% Shopping Exc. Office Occupied 1.3228% Office Exc. Land

1.6792%

1.4905%

11.6520%

11.6520%

1.6923%

9.5687%

Parking/Vac. Land

Ind. Occupied

Ind. Exc. Land

Ind. Vac. Land

Large Ind. Occ.

Large Ind. Exc.