



The Corporation of the Town of Milton Capping and Clawback Parameters

2020 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Exited Capping (IT, LT)	Exited Capping (IU, IX,LU)	Exited Capping (MT)
Capped % on Annualized Tax	10%	10%			
Capped % on CVA Tax	10%	10%			
Claw-back Percentage Retained	100%	100%			
Cap Threshold for Tax Increases	\$500	\$500			
Claw-back Threshold for Tax Decreasers	\$500	\$500			
Levy Change Factor	0.01837619	0.01837619			
Notional Rate Urban	0.01521672	0.01521672			
Exclude Reassessment Increase	YES	YES			
Exclude properties previously at CVA Tax	YES	YES			
Exclude Properties that move from Capped to Clawed Back	YES	YES			
Exclude Properties that move from Clawed Back to Capped	YES	YES			
Capping Phase-out	YES	YES			

2019 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)	Exited Capping (MT)
Capped % on Annualized Tax	10%	10%	10%	10%	
Capped % on CVA Tax	10%	10%	10%	10%	
Claw-back Percentage Retained	100%	100%	100%	100%	
Cap Threshold for Tax Increases	\$500	\$500	\$500	\$500	
Claw-back Threshold for Tax Decreasers	\$500	\$500	\$500	\$500	
Levy Change Factor	0.02348800	0.13592500	0.02484400	0.15872200	
Notional Rate Urban	0.01532398	0.01072679	0.02347341	0.01525773	
Exclude Reassessment Increase	YES	YES	YES	YES	
Exclude properties previously at CVA Tax	YES	YES	YES	YES	
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	
Capping Phase-out	NO	NO	YES	YES	

2018 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	10%	10%	10%	10%	10%
Claw-back Percentage Retained	100%	100%	100%	100%	100%
Cap Threshold for Tax Increases	\$500	\$500	\$500	\$500	\$500
Claw-back Threshold for Tax Decreasers	\$500	\$500	\$500	\$500	\$500
Levy Change Factor	0.02837984	0.02837984	0.01786089	0.01786089	0.02924991
Notional Rate Urban	1.582717000	1.107903000	2.450480000	1.592813000	1.192316000
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

2017 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	10%	10%	10%	10%	10%
Claw-back Percentage Retained	76.2591%	76.2591%	73.9267%	73.9267%	100.0000%
Cap Threshold for Tax Increases	\$500	\$500	\$500	\$500	\$500
Claw-back Threshold for Tax Decreasers	\$500	\$500	\$500	\$500	\$500
Levy Change Factor	0.02883783	0.02883783	0.01654223	0.01654223	0.02936381
Notional Rate Urban	0.016048020	0.011233610	0.025743210	0.016733090	0.012289960
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