

Capping Adjustment Factors: 2011 - 2001

Year/Class	Municipal Levy Change (MLC)	Increase Limit	Decrease % Retained Limit	CVA Tax Limit	Tax Threshold Increasers	Tax Threshold Decreasers
<u>2011</u>						
Commercial	1.7070%	10%	44.5845%	5%	\$250	\$250
Industrial	1.1039%	10%	87.7229%	5%	\$250	\$250
Multi-residential	3.2007%	5%	91.8128%	n/a	n/a	n/a
new to class limit	100% all classes					
stay at CVA options	None applicable					

<u>2010</u>						
Commercial	1.7965%	10%	38.5891%	5%	\$250	\$250
Industrial	0.9435%	10%	22.7116%	5%	\$250	\$250
Multi-residential	2.7015%	5%	88.5681%	n/a	n/a	n/a
new to class limit	100% all classes					
stay at CVA options	None applicable					

<u>2009</u>						
Commercial	3.1474%	10%	73.4334%	5%	\$250	\$250
Industrial	2.4799%	10%	57.2420%	5%	\$250	\$250
Multi-residential	3.0125%	5%	84.0317%	n/a	n/a	n/a
new to class limit	100% all classes					
stay at CVA options	None applicable					

<u>2008</u>						
Commercial	1.8198%	10%	13.2628%	5%	\$250	\$250
Industrial	2.5994%	10%	45.1993%	5%	\$250	\$250
Multi-residential	3.2538%	5%	73.1105%	n/a	n/a	n/a
new to class limit	100% all classes					

<u>2007</u>						
Commercial	2.5585%	10%	62.3943%	5%	\$250	\$250
Industrial	2.4104%	10%	26.8973%	5%	\$250	\$250
Multi-residential	4.9089%	5%	42.5024%	n/a	n/a	n/a
new to class limit	90% all classes					

<u>2006</u>						
Commercial	4.3365%	10%	54.6742%	5%	\$250	\$250
Industrial	4.3815%	10%	69.9206%	5%	\$250	\$250
Multi-residential	5.1929%	5%	46.3173%	n/a	n/a	n/a
new to class limit	80% all classes					

<u>2005</u>						
Commercial	3.3894%	10%	27.5305%	5%	\$250	\$200
Industrial	3.2952%	10%	91.4571%	5%	\$200	n/a

Multi-residential	6.8672%	5%	28.2078%	n/a	n/a	n/a
new to class limit	70% all classes					

2004			
Commercial	3.3254%	5%	6.8865%
Industrial	1.9366%	5%	0.0000%
Multi-residential	6.0354%	5%	39.4508%

2003			
Commercial	1.3868%	5%	25.2282%
Industrial	2.5921%	5%	73.6464%
Multi-residential	1.0135%	5%	0.00%

2002			
Commercial	2.1735%	5%	25.5456%
Industrial	2.4623%	5%	75.8487%
Multi-residential	3.9484%	5%	24.1734%

2001			
Commercial	5.5790%	5%	2.7108%
Industrial	5.2380%	5%	89.3662%
Multi-residential	10.6182%	5%	35.4127%