



2016 Final Capped Property Taxes

Multi-residential, Commercial, and Industrial Property Classes

Tax Capping Program

This program applies to properties taxed in 2012 and prior that were subject to either a cap or clawback pursuant to the Province of Ontario [legislation](#). These properties will continue to have their tax levies adjusted for the capping calculation as per the capping calculator found overleaf, until the property reaches its uncapped tax levy, which is *assessment x tax rate*, or is removed from the program as described next.

Properties that have been removed from the tax capping are those that have reached their uncapped tax during 2015, or crossed over from the clawed back category to the capped category, or crossed over from the capped category to the clawed back category. These properties will remain at uncapped taxes and be excluded from any further and future capping adjustments.

Mandatory assessment phase-in program

The Municipal Property Assessment Corporation (MPAC) has assessed all properties in Ontario using a base year of Jan. 1, 2012. Provincial legislation requires assessment increases to be phased-in equally over four years from 2013-16, while decreases will not be phased in and the lower assessment will be the assessed value for the four years. Taxes are still subject to capping.

Tax rebate program for vacant units in commercial & industrial buildings

Owners of eligible property must submit an application in order to receive a rebate. The deadline to submit applications for a tax year is February 28 of the following year. Eligibility criteria and applications are available on our website www.cityofkingston.ca/taxrebates or by contacting our Taxation Services representatives at 613-546-4291, extension 2015.

Tax rebate program for eligible charities

Eligible charities must submit an application in order to receive a rebate. Landlords are required to complete a declaration in the application, and must provide a copy of the tax bill and a statement of calculations for tax amounts billed to the charity. Eligibility criteria and applications are available on our website www.cityofkingston.ca/taxrebates or by contacting our Taxation Services representatives at 613-546-4291, extension 2015.

Mixed use properties

If your property is assessed in both capped and uncapped* property classes, you will receive two (2) tax bills. To determine your property's total taxes, add together the 2016 final taxes from the tax bill summary sections. If you receive two final tax bills, please be aware that any arrears or credits will show on uncapped tax bills ONLY. Payments will be applied according to payment application information, which is noted on the back of the tax bill. (***uncapped properties** include property assessed in the residential, farm, new multi-residential, managed forests and pipeline property classes)

Payment application and late payment charges

Payments must be received on or before the due date to avoid late payment charges. ***Please note that changes to Canada Post mail pick-up and sorting may require you to mail your tax bill well in advance of the due date.*** Postdating your cheque for the due date and mailing as soon as possible is recommended. If paying online, please be aware of your bank's processing times. Payments will be recorded as of the date of the teller stamp or bank confirmation page (include processing time) confirming payment.

2016 Fees

New Owner / New Roll Fee: If you have recently purchased or transferred title, or if your property is new to the tax roll in 2016, you will incur a fee of \$29.80 to cover the costs associated with setting up your tax roll.

Payment Re-Distribution Fee: You will incur a fee of \$29.80 for any request to re-distribute payment when an electronic payment has been made to an incorrect account.

E-City Property assessment and Tax Levy Lookup Tool

Find out the amount of property taxes and the assessment used calculating them. Go to www.cityofkingston.ca/assessment

2016 Tax Capping

The following table describes the steps used to calculate your 2016 tax levy.

2016 Capping Calculator		
	Description	Formula
1	Properties removed from capping calculations below	i) previous year's capped tax = uncapped tax; ii) property crossed over from the clawed back to the capped category iii) property crossed over from the capped category to the clawed back category
A.	Previous Year's Annualized Taxes	Previous year's capped tax (including Supp/Omit)
B.	Previous Year's CVA tax	Previous year's uncapped tax (including Supp/Omit)
C.	Current Year's CVA Taxes before capping	CVA x Tax Rate(s)
D.	Overall Levy Change	OLC % (see table – 2016 Capping Factors, line i)
E.	Current Year's CVA Taxes before levy change	$C / (1 + OLC)$
G.	Tax Change Subject to Capping	$E - A$
H.	Annualized Tax Limit based on 2015 annualized Taxes	$A \times \text{Annualized Tax Limit}$ (see table – 2016 Capping Options, line 1)
I.	CVA Tax Limit based on 2015 uncapped tax	$B \times \text{CVA Tax Limit}$ (see table below – 2016 Capping Options, line 2)
J.	2016 Capping Adjustment	If $G \geq 0$ then $\text{Min}(G, \text{Max}(H, I))$ If $G < 0$ then $G \times \text{Decrease \% Retained Limit}$ (see table - 2016 Capping Factors, line ii)
K.	Overall Levy Change Adjustment	$(A + J) \times D$
L.	2016 Adjusted Taxes (pre-threshold)	$A + J + K$
M.	CVA Tax Threshold Adjustment	If $C - L = \text{within threshold limit}$, then $C - L$, else 0 (see table - 2016 Capping Options, lines 3a,b)
N.	2016 Adjusted Taxes	$L + M$

The 2016 capping options adopted by Council to set the 2016 limits, as well as the capping factors used in calculating 2016 capped taxes, are listed in the table below.

		2016 Capping Options/Factors		
Capping Options		Multi-residential	Commercial	Industrial
1	Annualized Tax Limit	10%	10%	10%
2	CVA Tax Limit	5%	5%	5%
3 a	CVA Tax Threshold – Increases	\$250	\$250	\$250
3 b	CVA Tax Threshold – Decreases	\$250	\$250	\$250
4	New To Class Limit	100%	100%	100%
Capping Factors		Multi-residential	Commercial	Industrial
i	Overall Levy Change (OLC)*	2.3229%	0.8479%	1.5640%
ii	Decrease % Retained Limit	90.5363%	60.1095%	53.2714%
iii	Decrease % Clawback Limit	9.4637%	39.8905%	46.7286%

*The overall levy change is a provincial calculation used specifically for capping purposes.

Questions or Concerns

If you require additional information, please contact our Taxation Services representatives at 613-546-4291, extension 2015. Our office hours are 8:30 a.m. to 4:30 p.m., Monday to Friday; or contact us by email at tax@cityofkingston.ca. Please visit our web site at www.cityofkingston.ca/tax.