

COMMERCIAL										
Tax Year	Prior Annualized Tax Cap	Prior Annualized CVA Cap	Increases Threshold	Decreasers Threshold	New Construction Minimum LOT	Clawback Rate	Municipal Change Rate	Stay at CVA Options		
								PYR at CVA	PYR Cap to CYR Clawback	PYR Clawback to CYR Cap
2017	10%	10%	500	-500	Phased Out	36.749380%	2.854000%	Yes	Yes	Yes
2016	10%	10%	500	-500	Phased Out	20.715810%	2.629932%	Yes	Yes	Yes
2015	10%	5%	250	-250	Phased Out	22.854320%	1.367494%	Yes	Yes	Yes
2014	10%	5%	250	-250	Phased Out	21.907700%	1.634401%	Yes	Yes	Yes
2013	10%	5%	250	-250	Phased Out	16.148730%	1.638700%	Yes	Yes	Yes
2012	10%	5%	250	-250	Phased Out	50.351640%	1.668300%	Yes	Yes	Yes
2011	10%	5%	250	-250	Phased Out	45.698170%	1.712700%	Yes	Yes	Yes
2010	10%	5%	250	-250	Phased Out	49.519320%	0.940300%	Yes	Yes	Yes
2009	10%	5%	250	-250	Phased Out	47.418690%	2.092300%	Yes	Yes	Yes
2008	10%	5%	250	-250	100%	73.564950%	1.751500%			
2007	10%	5%	250	-250	90%	59.519430%	1.664700%			
2006	10%	5%	250	-250	80%	58.772610%	1.622600%			
2005	10%	5%	250	-250	70%	55.718980%	1.438800%			
2004	5%					78.883585%	1.407600%			
2003	5%					94.107410%	1.218100%			
2002	5%					73.314689%	0.679864%			
2001	5%					61.532134%	0.065861%			

INDUSTRIAL										
Tax Year	Prior Annualized Tax Cap	Prior Annualized CVA Cap	Increases Threshold	Decreasers Threshold	New Construction Minimum LOT	Clawback Rate	Municipal Change Rate	Stay at CVA Options		
								PYR at CVA	PYR Cap to CYR Clawback	PYR Clawback to CYR Cap
2017	10%	10%	500	-500	Phased Out	35.985530%	1.745500%	Yes	Yes	Yes
2016	10%	10%	500	-500	Phased Out	27.018060%	1.482801%	Yes	Yes	Yes
2015	10%	5%	250	-250	Phased Out	34.902840%	1.290401%	Yes	Yes	Yes
2014	10%	5%	250	-250	Phased Out	34.448520%	1.548574%	Yes	Yes	Yes
2013	10%	5%	250	-250	Phased Out	33.779810%	1.559000%	Yes	Yes	Yes
2012	10%	5%	250	-250	Phased Out	51.055560%	1.595400%	Yes	Yes	Yes
2011	10%	5%	250	-250	Phased Out	56.045360%	1.644800%	Yes	Yes	Yes
2010	10%	5%	250	-250	Phased Out	61.631530%	0.908100%	Yes	Yes	Yes
2009	10%	5%	250	-250	Phased Out	38.219870%	2.034700%	Yes	Yes	Yes
2008	10%	5%	250	-250	100%	60.251330%	1.724000%			
2007	10%	5%	250	-250	90%	77.989270%	1.636100%			
2006	10%	5%	250	-250	80%	49.968290%	1.594300%			
2005	10%	5%	250	-250	70%	55.436100%	1.409800%			
2004	5%					67.424110%	1.378900%			
2003	5%					93.408620%	1.187400%			
2002	5%					80.081850%	0.661140%			
2001	5%					52.672675%	0.063822%			

As per O.Reg 131/17 amending O.Reg 73/03, section 8.2 is in effect for the City of Mississauga for the Industrial and Multi-Residential properties with the PAA LOT > 50%. 2017 marks the first quarter towards capping phase-out.

MULTI-RESIDENTIAL										
Tax Year	Prior Annualized Tax Cap	Prior Annualized CVA Cap	Increases Threshold	Decreasers Threshold	New Construction Minimum LOT	Clawback Rate	Municipal Change Rate	Stay at CVA Options		
								PYR at CVA	PYR Cap to CYR Clawback	PYR Clawback to CYR Cap
2017	10%	10%	500	-500	Phased Out	27.747520%	3.297300%	Yes	Yes	Yes
2016	10%	10%	500	-500	Phased Out	10.358210%	2.893943%	Yes	Yes	Yes
2015	10%	5%	250	-250	Phased Out	9.606330%	2.499751%	Yes	Yes	Yes
2014	10%	5%	250	-250	Phased Out	7.766010%	3.013302%	Yes	Yes	Yes
2013	10%	5%	250	-250	Phased Out	5.678980%	3.045500%	Yes	Yes	Yes
2012	10%	5%	250	-250	Phased Out	6.958760%	3.112200%	Yes	Yes	Yes
2011	10%	5%	250	-250	Phased Out	7.540690%	3.270900%	Yes	Yes	Yes
2010	10%	5%	250	-250	Phased Out	6.776570%	1.830100%	Yes	Yes	Yes
2009	10%	5%	250	-250	Phased Out	8.564480%	4.205100%	Yes	Yes	Yes
2008	10%	5%	250	-250	100%	53.365850%	3.635000%			
2007	10%	5%	250	-250	90%	34.461830%	3.518000%			
2006	10%	5%	250	-250	80%	8.575720%	3.492000%			
2005	10%	5%	250	-250	70%	23.508520%	3.101300%			
2004	5%					97.292403%	3.084400%			
2003	5%					96.012000%	2.740000%			
2002	5%					100.000000%	1.561620%			
2001	5%					100.000000%	0.151215%			

As per O.Reg 131/17 amending O.Reg 73/03, section 8.2 is in effect for the City of Mississauga for the Industrial and Multi-Residential properties with the PAA LOT > 50%. 2017 marks the first quarter towards capping phase-out.