

CITY OF MISSISSAUGA
SUMMARY OF CAPPING PARAMETERS



2001 to 2010

COMMERCIAL										
Tax Year	Prior Annualized Tax Cap	Prior Annualized CVA Cap	Increases Threshold	Decreases 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
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	Decreases 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
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%			

MULTI-RESIDENTIAL										
Tax Year	Prior Annualized Tax Cap	Prior Annualized CVA Cap	Increases Threshold	Decreases 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
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%			