

**CITY OF MISSISSAUGA  
SUMMARY OF CAPPING PARAMETERS**

COMMERCIAL											
Tax Year	Prior Annualized Tax Cap	Prior Annualized CVA Cap	Increases Threshold	Decreases Threshold	New Construction Minimum LOT	Clawback Rate	Municipal Change Rate (Occupied)	Municipal Change Rate (Excess/ Vacant)	Stay at CVA Options		
									PYR at CVA	PYR Cap to CYR Clawback	PYR Clawback to CYR Cap
2021	10%	10%	500	-500	Phased Out	33.098000%	-2.116517%		Yes	Yes	Yes
2020	10%	10%	500	-500	Phased Out	3.790419%	1.998617%	10.925366%	Yes	Yes	Yes
2019	10%	10%	500	-500	Phased Out	10.381020%	1.767000%	12.782900%	Yes	Yes	Yes
2018	10%	10%	500	-500	Phased Out	16.305020%	2.657600%		Yes	Yes	Yes
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%				

As per O.Reg 131/17 amending O.Reg 73/03, section 8.2 is in effect for the City of Mississauga for the Commercial properties with the PAA LOT > 50%. 2020 marks the first quarter towards capping phase-out.

INDUSTRIAL											
Tax Year	Prior Annualized Tax Cap	Prior Annualized CVA Cap	Increases Threshold	Decreases Threshold	New Construction Minimum LOT	Clawback Rate	Municipal Change Rate (Occupied)	Municipal Change Rate (Excess/ Vacant)	Stay at CVA Options		
									PYR at CVA	PYR Cap to CYR Clawback	PYR Clawback to CYR Cap
2021						Phased Out					
2020	10%	10%	500	-500	Phased Out	0.000000%	1.939770%	11.123076%	Yes	Yes	Yes
2019	10%	10%	500	-500	Phased Out	0.000000%	1.720300%	13.000200%	Yes	Yes	Yes
2018	10%	10%	500	-500	Phased Out	12.9979000%	1.607200%		Yes	Yes	Yes
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	51.05560%	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	Decreases Threshold	New Construction Minimum LOT	Clawback Rate	Municipal Change Rate	Municipal Change Rate (Excess/ Vacant)	Stay at CVA Options		
									PYR at CVA	PYR Cap to CYR Clawback	PYR Clawback to CYR Cap
2021						Phased Out					
2020	10%	10%	500	-500	Phased Out	0.000000%	3.373892%		Yes	Yes	Yes
2019	10%	10%	500	-500	Phased Out	0.000000%	3.043200%		Yes	Yes	Yes
2018	10%	10%	500	-500	Phased Out	3.7036700%	2.950600%		Yes	Yes	Yes
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%				

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