

**Town of Tecumseh
Tax Capping
2014**

Capping Parameters	Multi-Res	Commercial	Industrial
Annualized tax limit	10%	10%	10%
Prior year CVA tax limit	5%	5%	5%
CVA tax threshold - increasers	250	250	250
CVA tax threshold - decreasers	250	250	250
Exclude properties previously at CVA	yes	yes	yes
Exclude prop move capped to clawed	yes	yes	yes
Exclude prop move clawed to capped	yes	yes	yes
Capping clawback and retained			
Clawback percentage	0.00%	56.26%	14.99%
Retained percentage	100.00%	43.74%	85.01%
Total	100.00%	100.00%	100.00%
Overall municipal levy change	4.34%	2.25%	2.78%