

**Town of Tecumseh  
Tax Capping Summary  
2017**

<b>Capping Parameters</b>	<b>Multi-Res</b>	<b>Commercial</b>	<b>Industrial</b>
Annualized tax limit		10%	10%
Prior year CVA tax limit		10%	10%
CVA tax threshold - increasers		500	500
CVA tax threshold - decreasers		500	500
Exclude Reassessment increases		yes	yes
Exclude properties previously at CVA		yes	yes
Exclude prop move capped to clawed		yes	yes
Exclude prop move clawed to capped		yes	yes
Exit Capping immediately	Already exited	no	no
Capping phase-out	not eligible	Year 2	Year 2
<b>Capping clawback and retained</b>			
Clawback percentage	0.00%	0.00%	0.00%
Retained percentage	100.00%	100.00%	100.00%
Total	100.00%	100.00%	100.00%
<b>Overall levy change</b>	2.97%	1.21%	-0.99%