

**Town of Tecumseh  
Tax Capping Summary  
2016**

<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 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	yes	no	no
Capping phase-out	not eligible	Year 1	Year 1
<b>Capping clawback and retained</b>			
Clawback percentage	0.00%	35.20%	8.02%
Retained percentage	100.00%	64.80%	91.98%
Total	100.00%	100.00%	100.00%
<b>Overall municipal levy change</b>	1.05%	0.54%	0.68%