

# 2011 Capping Summary Analysis Report using Actual Rates (Frozen)

## Brighton Municipality, 1408

	Multi-residential	Commercial	Industrial
<b>Capping Parameters</b>			
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreases	250	250	250
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	36.0896%	52.2035%	16.1490%
Retained Percentage	63.9104%	47.7965%	83.8510%
Total	100%	100%	100%

Class	Minimum Tax Level
Multi-Residential	100.00%
Commercial	100.00%
Industrial	100.00%

<b>Brighton Municipality</b>			
	2011 Notional Base Rates	2011 Rates	Overall Levy Change
Residential	0.01164814	0.01200500	3.0636%
Multi-residential	0.02300332	0.02379411	3.4377%
Commercial	0.03082665	0.03136736	1.7540%
Industrial	0.04385931	0.04479784	2.1399%
Pipelines	0.02547539	0.02590294	1.6783%
Farm	0.00291204	0.00300125	3.0636%
Managed Forests	0.00291204	0.00300125	3.0636%