

### Capping Analytics

As part of the tax capping analysis, the following data shows a 10% cap would result in a tax displacement of between \$8.3 and \$17.7M. The tax impact on this displacement is higher for the non-residential category, resulting in a 0.6% - 2.0% tax increase each year. Residential accounts would typically experience a 0.2% tax increase each year.

#### 10% Cap Tax Displacement

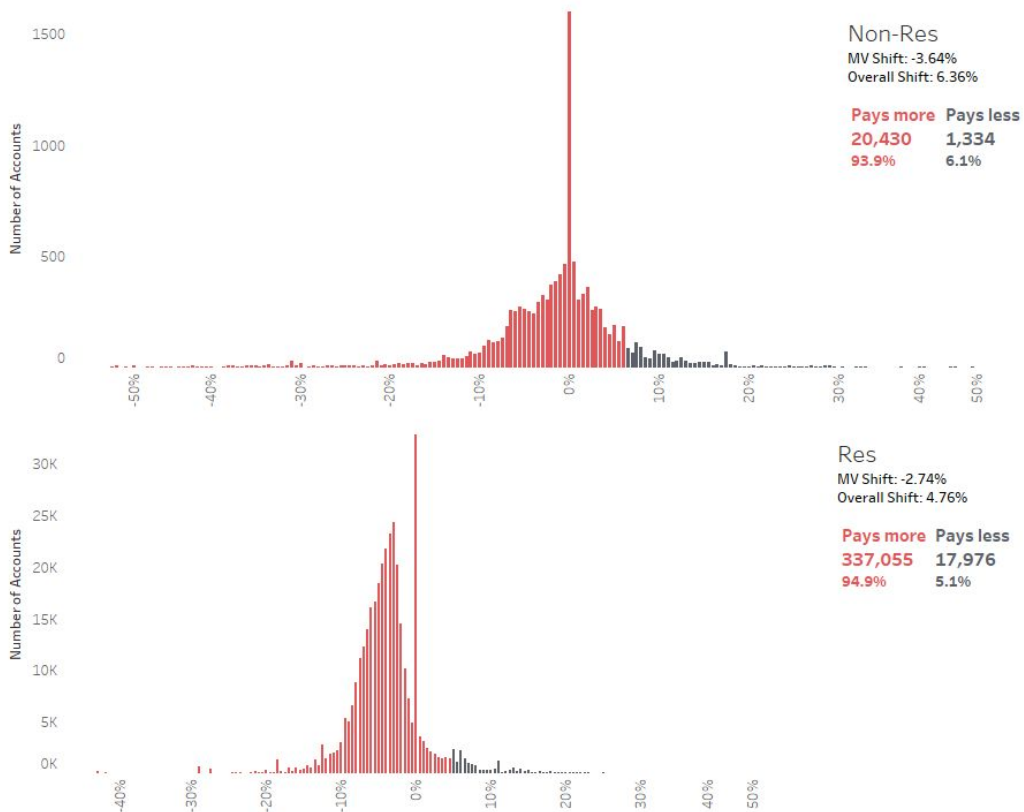
	2017	2018	2019	2020	Average
Residential	\$1.7M	\$2.3M	\$1.9M	\$3.5M	\$2.4M
Non-Residential	\$6.6M	\$15.4M	\$9.4M	\$5.1M	\$9.1M
Total	\$8.3M	\$17.7M	\$11.3M	\$8.6M	\$11.5M

#### Histogram for 10% Tax Cap (2020)

Who pays for a tax cap? - Histogram

Assessment Year  
2020

Entered Cap Rate  
10.0%



A 15% cap would result in a tax displacement of between \$4.4 and \$9.9M. The tax impact on this displacement is higher for the non-residential category, resulting in a tax increase of 0.4% - 1.2% each year. Residential accounts would typically experience a 0.1% tax increase each year.

### 15% Cap Tax Displacement

	2017	2018	2019	2020	Average
Residential	\$0.9M	\$0.9M	\$1.1M	\$1.7M	\$1.2M
Non-Residential	\$3.6M	\$9.0M	\$6.0M	\$2.9M	\$5.4M
Total	\$4.5M	\$9.9M	\$7.1M	\$4.6M	\$6.6M

### Histogram for 15% Tax Cap (2020)

Who pays for a tax cap? - Histogram

Assessment Year  
2020

Entered Cap Rate  
15.0%

