

City of St. Catharines

2016 Tax Rates

Class	Tax Class	Total	
		General	Urban
Residential	RT	1.409142%	1.482349%
Multi-Residential	MT	2.684015%	2.833650%
New Multi-Residential	NT	1.409142%	1.482349%
Commercial Occupied	CT,XT,CH	3.327501%	3.456243%
Commercial - Excess Land	CU,XU,CK	2.329251%	2.419370%
Commercial Other - Occupied	DT,GT,ST,YT,ZT	3.327501%	3.456243%
Commercial Other Excess Land	DU,SU,ZU	2.329251%	2.419370%
Commercial Vacant Land	CX,CJ	2.329251%	2.419370%
Industrial - Occupied	IT,LT,IH	4.711604%	4.904138%
Industrial - Excess Lands	IU,LU	3.062543%	3.187690%
Industrial - Vacant Lands	IX,IJ	3.062543%	3.187690%
Industrial - New	JT,KT	4.391604%	4.584138%
Industrial - New Excess Lands	JU,KU	2.854543%	2.979690%
Pipelines	PT	3.258506%	3.383112%
Farmlands	FT	0.352285%	0.370587%
Farmlands Awaiting Dev I	R1,C1	1.056857%	1.111762%
Farmlands Awaiting Dev II	R4	1.409142%	1.482349%

Most properties in St. Catharines are taxed at the Urban Rate

City Urban = Street Lights and Transit

To arrive at the tax amount, multiply the property's Assessed Value by the applications tax rate and the BIA rate if necessary. Add any applicable Local Improvement levies to the two amounts.

Sample Calculation for a Residential Property

$$\$221,000 \times 1.482349/100 = \$3,275.99$$

BIA applies only to specific properties in the Downtown Core and the Port Dalhousie Improvement Area Capped Billings.

LOCAL Improvement amounts are calculated separately and shown on the Final Tax Bill

Inquires regarding property taxes should be directed to Citizens First at 905.688.5600

Other	Tax Rate
Downtown Association	
- Occupied	0.370811%
- Vacant	0.259568%
Port Dalhousie BIA	
- Occupied	0.064274%
- Vacant	0.044991%

Billing

Due Dates

Non-Capped (Residential/Farm/New Multi-Residential/Pipeline):

Bills to Mail: Friday, June, 17, 2016

July 8 and Oct. 14, 2016

Capped (Commercial/Industrial/Multi-Residential):

Bills to Mail: Friday, July, 22, 2016

Aug. 12 and Oct. 14, 2016