

**CITY OF NIAGARA FALLS
2026 Tax Rates**

Assessment		General Rates							Urban Service Area	Urban Service Area Total
Property Class	Code	City	City Capital Levy	Waste Mgmt.	Transit	Region	Schools	Total		
Residential/Farm	RT	0.595375%	0.027907%	0.058582%	0.114255%	0.774131%	0.153000%	1.723250%	0.025638%	1.748888%
New Multi-Residential	NT	0.595375%	0.027907%	0.058582%	0.114255%	0.774131%	0.153000%	1.723250%	0.025638%	1.748888%
Multi-residential	MT	1.172890%	0.054976%	0.115407%	0.225082%	1.525038%	0.153000%	3.246393%	0.050506%	3.296899%
Commercial-Occupied	CT/CM	1.032917%	0.048415%	0.101634%	0.198221%	1.343040%	0.880000%	3.604227%	0.044479%	3.648706%
Commercial-Excess Land	CU	1.032917%	0.048415%	0.101634%	0.198221%	1.343040%	0.880000%	3.604227%	0.044479%	3.648706%
Commercial-Vacant Land	CX	1.032917%	0.048415%	0.101634%	0.198221%	1.343040%	0.880000%	3.604227%	0.044479%	3.648706%
Commercial Other-Occupied	DT/GT/ST	1.032917%	0.048415%	0.101634%	0.198221%	1.343040%	0.880000%	3.604227%	0.044479%	3.648706%
Commercial Other-Excess Land	DU/SU	1.032917%	0.048415%	0.101634%	0.198221%	1.343040%	0.880000%	3.604227%	0.044479%	3.648706%
Commercial Small Scale On-Farm	C7	1.032917%	0.048415%	0.101634%	0.198221%	1.343040%	0.220000%	2.944227%	0.044479%	2.988706%
Landfill	HT	1.750559%	0.082053%	0.172246%	0.335940%	2.276147%	0.880000%	5.496946%	N/A	5.496946%
Industrial-Occupied	IT/LT	1.565837%	0.073394%	0.154071%	0.300491%	2.35965%	0.880000%	5.009758%	0.067427%	5.077185%
Industrial-Excess Land	IU/LU	1.565837%	0.073394%	0.154071%	0.300491%	2.35965%	0.880000%	5.009758%	0.067427%	5.077185%
Industrial-Vacant Land	IX	1.565837%	0.073394%	0.154071%	0.300491%	2.35965%	0.880000%	5.009758%	0.067427%	5.077185%
Pipelines	PT	1.013389%	0.047500%	0.099712%	0.194473%	1.317648%	0.880000%	3.552722%	0.043638%	3.596360%
Farmland	FT	0.148844%	0.006977%	0.014646%	0.028564%	0.193533%	0.038250%	0.430813%	0.006409%	0.437222%
Managed Forests	TT	0.148844%	0.006977%	0.014646%	0.028564%	0.193533%	0.038250%	0.430813%	0.006409%	0.437222%
Farmland Awaiting Development I	C1	0.446532%	0.020930%	0.043937%	0.085691%	0.580598%	0.114750%	1.292438%	0.019228%	1.311666%
Aggregate Extraction	VT	1.274132%	0.059721%	0.125368%	0.244511%	1.656677%	0.511000%	3.871409%	N/A	3.871409%