

CITY OF NIAGARA FALLS

2025 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	0.585386%	0.014775%	0.058591%	0.107141%	0.728438%	0.153000%	1.647331%	0.021060%	1.668391%
New Multi-Residential	NT	0.585386%	0.014775%	0.058591%	0.107141%	0.728438%	0.153000%	1.647331%	0.021060%	1.668391%
Multi-residential	MT	1.153211%	0.029106%	0.115424%	0.211068%	1.435023%	0.153000%	3.096832%	0.041489%	3.138321%
Commercial-Occupied	CT/CM	1.015587%	0.025633%	0.101650%	0.185879%	1.263767%	0.880000%	3.472516%	0.036537%	3.509053%
Commercial-Excess Land	CU	1.015587%	0.025633%	0.101650%	0.185879%	1.263767%	0.880000%	3.472516%	0.036537%	3.509053%
Commercial-Vacant Land	CX	1.015587%	0.025633%	0.101650%	0.185879%	1.263767%	0.880000%	3.472516%	0.036537%	3.509053%
Commercial Other-Occupied	DT/GT/ST	1.015587%	0.025633%	0.101650%	0.185879%	1.263767%	0.880000%	3.472516%	0.036537%	3.509053%
Commercial Other-Excess Land	DU/SU	1.015587%	0.025633%	0.101650%	0.185879%	1.263767%	0.880000%	3.472516%	0.036537%	3.509053%
Commercial Small Scale On-Farm	C7	1.015587%	0.025633%	0.101650%	0.185879%	1.263767%	0.220000%	2.812516%	0.036537%	2.849053%
Landfill	HT	1.721189%	0.043442%	0.172273%	0.315023%	2.141798%	0.880000%	5.273725%	N/A	5.273725%
Industrial-Occupied	IT/LT	1.539666%	0.038858%	0.154094%	0.281781%	1.915792%	0.880000%	4.810091%	0.055389%	4.865480%
Industrial-Excess Land	IU/LU	1.539666%	0.038858%	0.154094%	0.281781%	1.915792%	0.880000%	4.810091%	0.055389%	4.865480%
Industrial-Vacant Land	IX	1.539666%	0.038858%	0.154094%	0.281781%	1.915792%	0.880000%	4.810091%	0.005389%	4.865480%
Pipelines	PT	0.996386%	0.025148%	0.099728%	0.182365%	1.239874%	0.880000%	3.423501%	0.035847%	3.459348%
Farmland	FT	0.146347%	0.003694%	0.014648%	0.026785%	0.182110%	0.038250%	0.411834%	0.005265%	0.417099%
Managed Forests	TT	0.146347%	0.003694%	0.014648%	0.026785%	0.182110%	0.038250%	0.411834%	0.005265%	0.417099%
Farmland Awaiting Development I	C1	0.439040%	0.011081%	0.043943%	0.080356%	0.546329%	0.114750%	1.235499%	0.015795%	1.251294%
Aggregate Extraction	VT	1.252755%	0.031619%	0.125388%	0.229287%	1.558892%	0.511000%	3.708941%	N/A	3.708941%