CITY OF NIAGARA FALLS
2020 Tax Rates

Assessment		General Rates					Urban Service Area	Urban Service Area Total
Property Class	**Code**	**City**	**Waste Mgmt.**	**Region**	**Schools**	**Total**		
Residential/Farm	RT	0.434272%	0.053156%	0.577985%	0.153000%	**1.218413%**	0.069759%	**1.288172%**
New Multi-Residential	NT	0.434272%	0.053156%	0.577985%	0.153000%	**1.218413%**	0.069759%	**1.288172%**
Multi-residential	MT	0.855517%	0.104717%	1.138630%	0.153000%	**2.251864%**	0.137425%	**2.389289%**
Commercial-Occupied	CT/XT/CM	0.753419%	0.092220%	1.002746%	0.980000%	**2.828385%**	0.121025%	**2.949410%**
Commercial-Excess Land	CU/XU	0.527394%	0.064554%	0.701922%	0.980000%	**2.273870%**	0.084717%	**2.358587%**
Commercial-Vacant Land	CX	0.527394%	0.064554%	0.701922%	0.980000%	**2.273870%**	0.084717%	**2.358587%**
Commercial Other-Occupied	DT/GT/ST/ZT	0.753419%	0.092220%	1.002746%	0.980000%	**2.828385%**	0.121025%	**2.949410%**
Commercial Other-Excess Land	DU/SU/ZU	0.527394%	0.064554%	0.701922%	0.980000%	**2.273870%**	0.084717%	**2.358587%**
Commercial New Construction – Occupied	XT/ZT	0.753419%	0.092220%	1.002746%	0.980000%	**2.828385%**	0.121025%	**2.949410%**
Commercial New Construction – Excess Land	XU/ZU	0.527394%	0.064554%	0.701922%	0.980000%	**2.273870%**	0.084717%	**2.358587%**
Landfill	HT	1.276874%	0.156293%	1.699427%	1.714649%	**4.847243%**	N/A	**N/A**
Industrial-Occupied	IT/LT	1.142137%	0.139800%	1.520101%	1.250000%	**4.052038%**	0.183466%	**4.235504%**
Industrial-Excess Land	IU/LU	0.799496%	0.097860%	1.064070%	1.250000%	**3.211426%**	0.128426%	**3.339852%**
Industrial-Vacant Land	IX	0.799496%	0.097860%	1.064070%	1.250000%	**3.211426%**	0.128426%	**3.339852%**
Industrial – New Construction-Occupied	JT/KT	1.142137%	0.139800%	1.520101%	0.980000%	**3.782038%**	0.183466%	**3.965504%**
Industrial – New Construction-Excess Land	JU/KU	0.799496%	0.097860%	1.064070%	0.980000%	**2.941426%**	0.128426%	**3.069852%**
Pipelines	PT	0.739175%	0.090477%	0.983788%	0.980000%	**2.793440%**	0.118737%	**2.912177%**
Farmland	FT	0.108568%	0.013289%	0.144496%	0.038250%	**0.304603%**	0.017440%	**0.322043%**
Managed Forests	TT	0.108568%	0.013289%	0.144496%	0.038250%	**0.304603%**	0.017440%	**0.322043%**
Farmland Awaiting Development I	C1	0.325704%	0.039867%	0.433489%	0.114750%	**0.913810%**	0.052319%	**0.966129%**
Farmland Awaiting Development II	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A