CITY OF NIAGARA FALLS
2021 Tax Rates

Assessment		General Rates					Urban Service Area	Urban Service Area Total
Property Class	**Code**	**City**	**Waste Mgmt.**	**Region**	**Schools**	**Total**		
Residential/Farm	RT	0.442816%	0.054682%	0.587571%	0.153000%	**1.238069%**	0.071071%	**1.309140%**
New Multi-Residential	NT	0.442816%	0.054682%	0.587571%	0.153000%	**1.238069%**	0.071071%	**1.309140%**
Multi-residential	MT	0.872348%	0.107724%	1.157515%	0.153000%	**2.290587%**	0.140009%	**2.430596%**
Commercial-Occupied	CT/XT/CM	0.768242%	0.094868%	1.019377%	0.880000%	**2.762487%**	0.123300%	**2.885787%**
Commercial-Excess Land	CU/XU	0.595388%	0.073523%	0.790017%	0.880000%	**2.338928%**	0.095558%	**2.434486%**
Commercial-Vacant Land	CX	0.595388%	0.073523%	0.790017%	0.880000%	**2.338928%**	0.095558%	**2.434486%**
Commercial Other-Occupied	DT/GT/ST/ZT	0.768242%	0.094868%	1.019377%	0.880000%	**2.762487%**	0.123300%	**2.885787%**
Commercial Other-Excess Land	DU/SU/ZU	0.595388%	0.073523%	0.790017%	0.880000%	**2.338928%**	0.095558%	**2.434486%**
Commercial New Construction – Occupied	XT/ZT	0.768242%	0.094868%	1.019377%	0.880000%	**2.762487%**	0.123300%	**2.885787%**
Commercial New Construction – Excess Land	XU/ZU	0.595388%	0.073523%	0.790017%	0.880000%	**2.338928%**	0.095558%	**2.434486%**
Landfill	HT	1.301996%	0.160779%	1.727612%	0.880000%	**4.070387%**	N/A	**N/A**
Industrial-Occupied	IT/LT	1.164607%	0.143814%	1.545312%	0.880000%	**3.733733%**	0.186916%	**3.920649%**
Industrial-Excess Land	IU/LU	0.902570%	0.111456%	1.197617%	0.880000%	**3.091643%**	0.144860%	**3.236503%**
Industrial-Vacant Land	IX	0.902570%	0.111456%	1.197617%	0.880000%	**3.091643%**	0.144860%	**3.236503%**
Industrial – New Construction-Occupied	JT/KT	1.164607%	0.143814%	1.545312%	0.880000%	**3.733733%**	0.186916%	**3.920649%**
Industrial – New Construction-Excess Land	JU/KU	0.902570%	0.111456%	1.197617%	0.880000%	**3.091643%**	0.144860%	**3.236503%**
Pipelines	PT	0.753718%	0.093074%	1.000105%	0.880000%	**2.726897%**	0.120969%	**2.847866%**
Farmland	FT	0.110704%	0.013671%	0.146893%	0.038250%	**0.309518%**	0.017768%	**0.327286%**
Managed Forests	TT	0.110704%	0.013671%	0.146893%	0.038250%	**0.309518%**	0.017768%	**0.327286%**
Farmland Awaiting Development I	C1	0.332112%	0.041012%	0.440678%	0.114750%	**0.928552%**	0.053303%	**0.981855%**
Farmland Awaiting Development II	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A