

Attachment 4: Example Tiered Rate Structure

Property Sale Price	Tax Rate Scenario		
	Limited	Moderate	Robust
Less than \$750,000 <i>Effective Rate (if marginal*):</i> <i>Tax Payment Range (marginal):</i> <i>Tax Payment Range (flat):</i>	0.65% 0.65% \$0 – 4,869 \$0 – 4,869	1.0% 1.0% \$0 – 7,490 \$0 – 7,490	1.0% 1.0% \$0 – 7,490 \$0 – 7,490
\$750,000 to \$1,499,999 million <i>Effective Rate Range (if marginal):</i> <i>Tax Payment Range (marginal):</i> <i>Tax Payment Range (flat):</i>	1.0% 0.65 - 0.83% \$4,879 – 12,378 \$7,500 – 15,000	1.25% 1.0 - 1.13% \$7,503 – 16,877 \$9,375 – 18,750	1.5% 1.0 – 1.25 % \$7,505 – 18,755 \$11,250 – 22,500
\$1.5 million to \$2,499,999 <i>Effective Rate Range (if marginal):</i> <i>Tax Payment Range (marginal):</i> <i>Tax Payment Range (flat):</i>	1.25% 0.83 – 1.00% \$12,379 – 24,878 \$18,750 – 31,250	1.75% 1.13 – 1.38% \$16,878 – 34,377 \$26,250 - \$43,750	2.0% 1.25 – 1.55% \$18,755 – 38,755 \$30,000 – 50,000
\$2.5 million to \$4,999,999 <i>Effective Rate Range (if marginal):</i> <i>Tax Payment Range (marginal):</i> <i>Tax Payment Range (flat):</i>	1.5% 1.0 – 1.25% \$24,879 – 62,378 \$37,500 – 75,000	2.5% 1.38 – 1.94% \$34,378 – 96,877 \$62,500 – 125,000	3.0% 1.55 – 2.28% \$38,755 – 113,755 \$75,000 – 150,000
\$5 million to \$24,999,999 <i>Effective Rate Range (if marginal):</i> <i>Tax Payment Range (marginal):</i> <i>Tax Payment Range (flat):</i>	2.5% 1.25 – 2.25% \$62,379 – 562,378 \$125,000 – 625,000	3.25% 1.94 – 2.99% \$96,878 – 746,877 \$162,500 – 812,500	4.0% 2.28 – 3.66% \$113,755 – 913,755 \$200,000 - \$1 million
\$25 million and above <i>Effective Rate Range (if marginal):</i> <i>Tax Payment Range (marginal):</i> <i>Tax Payment Range (flat):</i>	3.0% 2.25 - 3.0% \$562,379 and up \$750,000 and up	4.0% 2.99 - 4.0% \$746,878 and up \$1 million and up	5.0% 3.66 – 5.0% \$913,755 and up \$1.25 million and up

*The effective rate if the tax is a flat tax is the same as the rate shown in **bold**.