**附件2：2017年修正系数表**

1. **容积率修正系数**

**表1-1 商服用地容积率修正系数表**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 容积率 | ≤0.4 | 0.5 | 0.6 | 0.7 | 0.8 | 0.9 | 1 | 1.1 | 1.2 |
| 修正系数 | 1 | 1.0044 | 0.9686 | 0.9394 | 0.9147 | 0.8935 | 0.875 | 0.8586 | 0.8438 |
| 容积率 | 1.3 | 1.4 | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 | 2 | 2.1 |
| 修正系数 | 0.8305 | 0.8183 | 0.8072 | 0.7969 | 0.7873 | 0.7784 | 0.7701 | 0.7623 | 0.7549 |
| 容积率 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 2.7 | 2.8 | 2.9 | 3 |
| 修正系数 | 0.7479 | 0.7414 | 0.7351 | 0.7292 | 0.7235 | 0.7181 | 0.7129 | 0.7079 | 0.7032 |
| 容积率 | 3.1 | 3.2 | 3.3 | 3.4 | 3.5 | 3.6 | 3.7 | 3.8 | 3.9 |
| 修正系数 | 0.6986 | 0.6942 | 0.69 | 0.6859 | 0.6819 | 0.6781 | 0.6744 | 0.6709 | 0.6674 |
| 容积率 | 4 | 4.1 | 4.2 | 4.3 | 4.4 | 4.5 | 4.6 | 4.7 | 4.8 |
| 修正系数 | 0.664 | 0.6608 | 0.6576 | 0.6546 | 0.6516 | 0.6487 | 0.6458 | 0.6431 | 0.6404 |
| 容积率 | 4.9 | 5 | 5.1 | 5.2 | 5.3 | ≥5.4 |  |  |  |
| 修正系数 | 0.6378 | 0.6352 | 0.6327 | 0.6303 | 0.6279 | 0.6255 |  |  |  |

注：当宗地容积率在0.4～5.4之间时，容积率修正系数= 0.875×r -0.199，其中r为综合容积率。

**表1-2 住宅用地容积率修正系数表**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 容积率 | <1.0 | 1 | 1.1 | 1.2 | 1.3 | 1.4 | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 |
| 修正系数 | 1.3899 | 1.3899 | 1.3284 | 1.2746 | 1.2271 | 1.1846 | 1.1464 | 1.1118 | 1.0803 | 1.0513 | 1.0247 |
| 容积率 | 2 | 2.1 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 2.7 | 2.8 | 2.9 | 3 |
| 修正系数 | 1 | 0.9939 | 0.9882 | 0.9827 | 0.9775 | 0.9725 | 0.9677 | 0.9632 | 0.9588 | 0.9546 | 0.9506 |
| 容积率 | 3.1 | 3.2 | 3.3 | 3.4 | 3.5 | 3.6 | 3.7 | 3.8 | 3.9 | 4 | 4.1 |
| 修正系数 | 0.9467 | 0.9429 | 0.9393 | 0.9358 | 0.9324 | 0.9292 | 0.926 | 0.9229 | 0.9199 | 0.917 | 0.9142 |
| 容积率 | 4.2 | 4.3 | 4.4 | 4.5 | 4.6 | 4.7 | 4.8 | 4.9 | 5 | 5.1 | 5.2 |
| 修正系数 | 0.9114 | 0.9088 | 0.9061 | 0.9036 | 0.9011 | 0.8987 | 0.8963 | 0.894 | 0.8918 | 0.8896 | 0.8874 |
| 容积率 | 5.3 | 5.4 | 5.5 | 5.6 | 5.7 | 5.8 | 5.9 | 6 | 6.1 | 6.2 | 6.3 |
| 修正系数 | 0.8853 | 0.8832 | 0.8812 | 0.8792 | 0.8773 | 0.8754 | 0.8735 | 0.8717 | 0.8699 | 0.8681 | 0.8664 |
| 容积率 | 6.4 | 6.5 | 6.6 | 6.7 | 6.8 | 6.9 | ≥7.0 |  |  |  |  |
| 修正系数 | 0.8647 | 0.863 | 0.8614 | 0.8597 | 0.8582 | 0.8566 | 0.855 |  |  |  |  |

注：当宗地容积率在1.0～2.0之间时，容积率修正系数= （2÷r）0.475；当宗地容积率在2.0～7.0之间时，容积率修正系数= （2÷r）0.125，其中r为综合容积率。

1. **剩余使用年期修正系数**

**表1-3 商服用地剩余使用年期修正系数表（还原率=7.45%）**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 剩余使用年期 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 修正系数 | 0.0735 | 0.1419 | 0.2055 | 0.2648 | 0.3199 | 0.3712 | 0.4189 | 0.4634 | 0.5047 | 0.5432 |
| 剩余使用年期 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 修正系数 | 0.579 | 0.6124 | 0.6434 | 0.6723 | 0.6991 | 0.7241 | 0.7474 | 0.7691 | 0.7892 | 0.808 |
| 剩余使用年期 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 修正系数 | 0.8255 | 0.8417 | 0.8568 | 0.8709 | 0.884 | 0.8962 | 0.9076 | 0.9181 | 0.9279 | 0.9371 |
| 剩余使用年期 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 修正系数 | 0.9456 | 0.9535 | 0.9609 | 0.9677 | 0.9741 | 0.9801 | 0.9856 | 0.9908 | 0.9955 | 1 |

**表1-4 住宅用地剩余使用年期修正系数表（还原率=5.93%）**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 剩余使用年期 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 修正系数 | 0.057 | 0.1108 | 0.1616 | 0.2095 | 0.2548 | 0.2975 | 0.3379 | 0.3759 | 0.4119 | 0.4458 |
| 剩余使用年期 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 修正系数 | 0.4778 | 0.5081 | 0.5366 | 0.5636 | 0.589 | 0.613 | 0.6357 | 0.6571 | 0.6773 | 0.6964 |
| 剩余使用年期 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 修正系数 | 0.7144 | 0.7314 | 0.7474 | 0.7626 | 0.7769 | 0.7904 | 0.8031 | 0.8152 | 0.8265 | 0.8372 |
| 剩余使用年期 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 修正系数 | 0.8474 | 0.8569 | 0.8659 | 0.8745 | 0.8825 | 0.8901 | 0.8972 | 0.904 | 0.9104 | 0.9164 |
| 剩余使用年期 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 修正系数 | 0.9221 | 0.9275 | 0.9326 | 0.9373 | 0.9419 | 0.9461 | 0.9501 | 0.9539 | 0.9575 | 0.9609 |
| 剩余使用年期 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 |
| 修正系数 | 0.9641 | 0.9671 | 0.97 | 0.9727 | 0.9752 | 0.9776 | 0.9799 | 0.982 | 0.984 | 0.9859 |
| 剩余使用年期 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
| 修正系数 | 0.9877 | 0.9894 | 0.991 | 0.9925 | 0.994 | 0.9953 | 0.9966 | 0.9978 | 0.9989 | 1 |

**表1-5 工业用地剩余使用年期修正系数表（还原率=5.45%）**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 剩余使用年期 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 修正系数 | 0.0556 | 0.1083 | 0.1583 | 0.2057 | 0.2507 | 0.2933 | 0.3338 | 0.3721 | 0.4085 | 0.443 |
| 剩余使用年期 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 修正系数 | 0.4757 | 0.5067 | 0.5361 | 0.564 | 0.5904 | 0.6155 | 0.6393 | 0.6619 | 0.6833 | 0.7035 |
| 剩余使用年期 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 修正系数 | 0.7228 | 0.741 | 0.7583 | 0.7747 | 0.7903 | 0.805 | 0.819 | 0.8323 | 0.8449 | 0.8568 |
| 剩余使用年期 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 修正系数 | 0.8681 | 0.8789 | 0.889 | 0.8987 | 0.9078 | 0.9165 | 0.9247 | 0.9326 | 0.94 | 0.947 |
| 剩余使用年期 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 修正系数 | 0.9536 | 0.9599 | 0.9659 | 0.9716 | 0.977 | 0.9821 | 0.9869 | 0.9915 | 0.9959 | 1 |