

**TOWN OF WEYMOUTH
FY2017 CPA EXEMPTION CRITERIA**

CPA Residential Exemption

The first \$100,000 of residential property value is automatically exempt from the CPA (Community Preservation Act) surcharge and is reflected on your FY2017 bill.

CPA Low/Moderate Income Exemption

Please Note: Taxpayers who receive the 41C elderly exemption (\$500.00) automatically have the CPA surcharge deducted from their bill. There is no need to apply for the CPA exemption.

Qualifying lower income owners and low-to-moderate income seniors may be eligible for a full surcharge exemption, based on income guidelines established by the Commonwealth each year.

Guidelines

- Applicant must own and occupy the property as primary residence as of January 1, 2016.
- Senior applicant must be 60 years old by January 1, 2016.
- Household income for the 2015 calendar year must be at or below the limit for that owners household type and number. See chart below for specific formula by household type.

	Household Type	
Household Size	Senior Household age 60+	Non-Senior Household
1 Person	\$68,670	\$54,936
2 Persons	\$78,480	\$62,784
3 Persons	\$88,290	\$70,632
4 Persons	\$98,100	\$78,480
5 Persons	\$105,948	\$84,758
6 Persons	\$113,796	\$91,037
7 Persons	\$121,644	\$97,315
8 Persons	\$129,492	\$103,594

In order for the Board of Assessors to process your Fiscal Year 2017 Application for the CPA Exemption, we are in need of the following information:

- * Copy of Birth Certificate (for age 60 and over by January 1, 2016) for **first time filers only**.
- * Copies of all schedules of Federal and State 1040 Tax Forms for all members of your household age 18 and over (excluding full time students) for calendar year 2015.
- * For those who did not file 1040 tax forms for calendar year 2015, documentation of all household income sources are required.
- * Copy of recorded Declaration of Trust along with Schedule of Beneficiaries, if applicable.

**REMINDER – ALL EXEMPTIONS MUST BE APPLIED FOR
EVERY YEAR AND ARE DUE BY APRIL 1, 2017.**

For further assistance, call 781-682-3852.

CPA (COMMUNITY PRESERVATION ACT) INFORMATION

The Town of Weymouth accepted the Community Preservation Act (CPA) at the polls on November 8, 2005. As accepted, the act imposes a 1% surcharge on the real estate tax bill and will appear as a separate line item on the quarterly tax bill denoted as "CPA Tax".

All real estate properties (residential and commercial) with an assessment over \$100,000.00 will receive a 1% surcharge.

Personal Property bills do **not** receive a surcharge.

Taxpayers who defer their taxes are responsible for paying the CPA Surcharge, unless exempt. This surcharge **can not** be deferred.

The first \$100,000 of **residential** property (this includes apartment buildings and residential vacant land) assessment is automatically exempt from the surcharge. There is no exemption for commercial properties.

The 1% (.01) surcharge is on the tax, not on the assessment.

Examples: (Uses 2012 tax rate)

Commercial property

Assessment: \$860,700
Tax Rate: \$ 20.13 per thousand (2012 tax rate)
Tax: 17,325.90
CPA Tax: X .01 = 173.26

Total Tax \$ 17,499.16

Betterments or liens are not figured into the tax amount for CPA purposes.

Residential property

Assessment: \$ 403,200
Tax Rate: \$ 12.14 per thousand (2012 tax rate)
Tax: 4,894.85

Assessment: \$ 403,200
- 100,000 (Exemption to residential property only)
303,200 (Value surcharge will be on)
Tax Rate: X 12.14 per thousand (2012 tax rate)
3,680.85
CPA Tax X .01 = 36.81

Total Tax \$4931.66

Mixed Use

Assessment \$354,900 ; (\$166,803 Commercial Value + \$188,097 Residential Value)

CPA on Commercial Value $\$166,803 \times .02013 = 3357.75 \times .01 = 33.58$ (2012 tax rate)

Tax on Residential Value $\$188,097 \times .01214 = 2283.50$ (2012 tax rate)

CPA Tax on Residential Value $\frac{-100,000}{88,097 \times .01214 = 1069.50 \times .01 = 10.70}$

Total CPA Tax $\$33.58$ (comm. CPA tax) + $\$10.70$ (res. CPA tax) = $\$44.28$

Total Tax \$ 5685.53