

**TOWN OF WEYMOUTH  
FY2018 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 FY2018 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, 2017.
- Senior applicant must be 60 years old by January 1, 2017.
- Household income for the 2016 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.

	<b>Household Type</b>	
<b>Household Size</b>	<b>Senior Household age 60+</b>	<b>Non-Senior Household</b>
1 Person	\$72,380	\$57,904
2 Persons	\$82,720	\$66,176
3 Persons	\$93,060	\$74,448
4 Persons	\$103,400	\$82,720
5 Persons	\$111,672	\$89,338
6 Persons	\$119,944	\$95,955
7 Persons	\$128,216	\$102,573
8 Persons	\$136,488	\$109,190

In order for the Board of Assessors to process your Fiscal Year 2018 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, 2017) 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 2016.
- \* For those who did not file 1040 tax forms for calendar year 2016, 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, 2018.**

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