



## TOWN OF ROCKLAND

### **LOW INCOME PERSONS - LOW OR MODERATE-INCOME SENIORS COMMUNITY PRESERVATION ACT EXEMPTION**

#### **What is the CPA?**

The Community Preservation Act (CPA) was adopted by a ballot vote of Rockland voters on November 8, 2016. This act establishes a Community Preservation Fund (CPF) financed by a 1.5% property tax surcharge and matching revenues from the Commonwealth of Massachusetts. This new funding source can be used for historic preservation, community housing needs and recreation and conservation purposes.

#### **Who pays the surcharge?**

The owners of taxable real property pay the CPA surcharge.

#### **How is the surcharge calculated?**

The surcharge is calculated by reducing the assessed value of the property by \$100,000 (first \$100,000 of residential taxable value is exempt). The reduced value is taxed at the current tax rate divided by 1,000 and then multiplied by 1.5%. This formula yields the CPA surcharge which is then added to the FY tax bill.

#### **CPA Surcharge *Example* Using Fiscal Year 2017 Assessment and Tax Rate**

<b>FY 17 Assessment</b>	<b>\$392,800</b>
<b>FY17 RATE</b>	<b>\$18.48</b>
<b>FY17 TAX</b>	<b>\$7,258.94</b>
<b>CPA Residential Exemption</b>	<b>-\$100,000</b>
<b>CPA Taxable Value</b>	<b>\$292,800</b>
<b>CPA Tax Basis</b>	<b>\$5,410.94</b>
<b>CPA Surcharge      1.5%</b>	<b>\$81.16</b>

\*\*  $392,800/1000 \times \$18.48 = \$7,258.94$  \*\*

\*\*  $292,800/1000 \times \$18.48 = \$5,410.94$  \*\*

\*\*  $\$5,410.94 \times 1.5\% = \$81.16$  \*\*

The surcharge is divided equally over the  
Quarterly tax bills.

#### **Are there exemptions?**

Every residential owner is entitled to a \$100,000 exemption. Qualifying lower income owners and low-to moderate seniors may be eligible for a full surcharge exemption, based on income guidelines established by the Commonwealth each year.



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### ***LOW INCOME PERSONS - LOW OR MODERATE-INCOME SENIORS COMMUNITY PRESERVATION ACT EXEMPTION***

#### **CPA Low/Moderate Income Exemption**

**Please Note:** Taxpayers who receive the 41C elderly exemption (\$1,000.00) 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 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 applicant and each co-owner household type and number. See chart below for specific formula by household type.

	<b>Household Type</b>	<b>Household Type</b>
<b>Household Size</b>	<b>Senior age 60+</b>	<b>Non-Senior</b>
1 Person	\$68,670	\$54,936
2 Persons	\$78,480	\$62,784
3 Persons	\$88,290	\$70,632
4 Persons	\$97,100	\$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 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**.
- ❖ Social Security Benefit statement for calendar year 2016.
- ❖ Wages, salaries/other compensations earned in calendar year 2016.
- ❖ Copies of all schedules 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.

**\*\* APPLICATIONS available online or in the Assessors' Office \*\***

**REMINDER – ALL EXEMPTIONS MUST BE APPLIED FOR  
EVERY YEAR AND ARE DUE BY APRIL 1, 2018.**

For further assistance, call 781-781-1874 x 1360