

Town of Lexington
Assessor's Office



Robert F. Lent, Director of Assessing

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October 01, 2011

Dear Taxpayer,

Attached you will find an application for the Fiscal Year 2012 Community Preservation Act Exemption for Low Income Persons and/or Low-Moderate Income Seniors. Definitions of who qualifies to submit an application for an exemption and the basis upon which an application will be approved are attached. A household member is defined as all occupants on January 1 who were 18 or older and not full time students during the calendar year before January 1, 2011.

The following documents must accompany your completed application:

1. A **complete** copy of the 2010 Federal Tax return and/or the 2010 State Tax return. This tax return must be a copy that can be retained by the Assessor's Office.
2. Copies of the calendar **2010**, ***1099** Forms for all sources of **Income Distributions** and copies of **W-2 Forms** for each owner and household member are required. Other sources of income that are listed within the tax return on a said **SCHEDULE** such as Interest (Schedule B), Dividends (Schedule B), Capital Gains (Schedule D), Business (Schedule E), Rental Real Estate, Royalties, Trusts, etc. are acceptable and copies of the ***1099 Forms** will not necessary.
3. Other sources of **Income Distributions** received in **Calendar 2010** to be considered are: **Refunds** and the Commonwealths **Circuit Breaker** allowance awarded from the **Calendar 2009** Federal and/or State income tax return.
4. First Year applicants that have reached the age 60 or older as of January 1, 2011, must provide a copy of identification in the form of a driver's license, birth certificate or a passport.
5. If your property is in a Trust, you will be required to provide a copy of the **ENTIRE RECORDED** trust document and the **Schedule of Beneficiaries**. **In accordance with Massachusetts Department of Revenue regulations**, an applicant who is a Trustee must also hold a Beneficial Interest in the property under terms of the trust.

We ask that a completed application along with supporting documentation be returned to the Assessors' Office. This will assist us in insuring that the application is complete and also insure it is processed with the utmost confidentiality.

If you have any questions, do not hesitate to contact the Assessors' Office 781-862-0500 ext. 315.

Thank you.

COMMUNITY PRESERVATION SURCHARGE LOW/MODERATE INCOME EXEMPTION

Exemption Eligibility Requirements Fiscal Year 2012

1. **Applicant must own the property as of January 1, 2011.**

Must be (1) sole owner, (2) co-owner, (3) life tenant or (4) Trustee with a sufficient Beneficial Interest in the property under the terms of the trust.

2. **Applicant must occupy the property as their domicile as of January 1, 2011.**

3. **Applicant and each co-owner must have household income during the calendar year before January 1, 2011 at or below the limit for that owner's household type and number.**

Calculation of Each Owner's Household Income

1. **Household Annual Gross Income during the 2010 calendar year from all sources.**

- Include all wages, salaries and compensations, public and private pensions, Retirement income, Social Security, Annuities, IRA distributions, Interest and Dividend income, net income from Business, net income from Rentals, public assistance, alimony, child support, disability and unemployment compensation, as well as lottery winnings.
- Include income from all household members who were 18 or older and not full time student during the calendar year **2010**.

2. **Deduct Dependents Allowance**

- Number of dependents on January 1, 2011 (not spouse) x \$ DCHD allowance.*

3. **Deduct Medical Expenses Exclusion.**

- Total out of pocket medical expenses of all household members during preceding Calendar year exceeding 3% of household gross income (from line 1 above).
- Out of pocket medical expenses include health insurance premiums, co-payments to doctors, deductibles, hospitals, and other health care providers, diagnostic tests, prescription drugs, medical equipment, or other expenses that were not paid by or reimbursed by employers, public/private health insurers or other third parties.

4. **Equals Household Annual Income for CPA Exemption.**

- Cannot exceed Annual Income Limit for Household Type and Size.
- Currently \$300. Available from 760 Code of Massachusetts Regulations 6.05(4) at www.state.ma.us/dhcd/regulations.

Community Preservation Surcharge
Low/Moderate Income Exemption

Annual Income Limit by Household Type and Size

Source: U.S. Department of Housing and Urban Development Area Wide Median Income Data

Household Type: Property owned by senior (60 and older)

Household Size	Annual Income Limit
1	\$ 67,600
2	\$ 77,200
3	\$ 86,900
4	\$ 96,500
5	\$ 104,200
6	\$ 111,900
7	\$ 119,700
8	\$ 127,400

Household Type: Property owned by non – senior (under age of 60)

Household Size	Annual Income Limit
1	\$ 54,000
2	\$ 61,800
3	\$ 69,500
4	\$ 77,200
5	\$ 83,400
6	\$ 89,600
7	\$ 95,700
8	\$ 101,900