

Who pays the surcharge?

The owners of residential and commercial property pay the Community Preservation Act (CPA) surcharge.

How does the surcharge calculation work?

For residential property owners, the surcharge is calculated as 3% of the product of the net assessed property value and the tax rate. The net assessed property value is the total property value annually established by the Board of Assessors less the \$100,000 exemption in value adopted by the Town. Commercial properties are not eligible for the \$100,000 exemption.

An example of a tax bill and surcharge calculation is shown below using Lexington's fiscal year 2011 (FY2011) median single family home assessed value and the FY2011 tax rate. Your FY2012 tax bill and surcharge will be based on FY2012 tax rate and FY2012 values.

Tax Bill Calculation Example		
(a)	FY11 median single family home assessed value	\$697,000
(b)	FY11 tax rate	\$14.40 per \$1,000 of assessed value
(c)	FY11 property tax (a) x (b)	\$10,036.80
CPA Surcharge Calculation Example		
(d)	CPA Residential Exemption	\$100,000
(e)	CPA Taxable Value (a) - (d)	\$597,000
(f)	CPA Tax Basis (b) x (e)	\$8,596.80
(g)	CPA Surcharge Percentage	3%
(h)	CPA Surcharge (f) x (g)	\$257.90
Total Tax Bill with CPA (c) + (h)		\$8,854.70

When will I see the surcharge on my tax bill?

The surcharge will be shown on each quarterly tax bill. The amount shown for the 1st and 2nd quarters (issued 7/01/11 and 10/01/11 respectively) will be estimated and will be based on a preliminary FY2012 tax bill. The 3rd and 4th quarter bills (issued 1/01/12 and 4/01/12 respectively) will reflect your actual surcharge net of estimated 1st and 2nd quarter payments. The actual surcharge will be based on the FY2012 tax rate and FY2012 assessed values to be established in the fall, 2011.

Are there exemptions to the surcharge?

- The first \$100,000 of taxable residential value is exempt.
- An application-based full CPA exemption is available to moderate-income seniors and low-income residents, as explained below.
- Because the CPA surcharge is calculated as 3% of your property tax, any reduction in your FY2012 property tax due to an abatement or exemption approved by the Board of Assessors will result in a recalculation of your surcharge and a credit against the subsequent quarter's tax bill.

What are the requirements for full CPA exemption?

To qualify for this exemption in FY2012, you must meet certain income thresholds as prescribed by state law. The thresholds for FY2012 are based on 2010 income. An application must be completed and filed with the Assessors' Office.

Supporting documentation is required which will help the Board of Assessors make a determination of your eligibility for this exemption. A birth certificate or current driver's license must be included with your application. Copies of 2010 federal and state income tax returns may be requested to verify income for each household member.

Age and residence requirements must be met as of **January 1, 2011**. The income limits for FY2012 for those 60 years and older and those under 60 years are shown below.

Eligibility: under 60 years of

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

Eligibility: 60 years of age or 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

Income limits will be revised each year based on the Area-Wide Median Income determined by the U.S. Department of Housing and Urban Development.

Community Preservation Act (CPA) Surcharge Exemptions

An application for exemption from the CPA Surcharge based on income **must be filed annually with the Board of Assessors.**

If you believe you are eligible, please contact the Assessors' Office at:

Town Hall
1625 Massachusetts Avenue
Lexington, MA 02420
781-862-0500 ext. 315
<http://lexingtonma.gov/Finance/Assessor.htm>

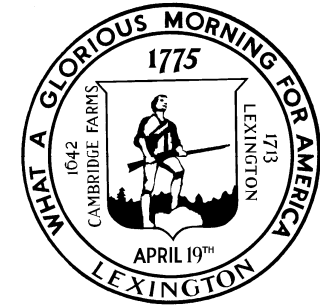
The Assessors' Office is open
Monday through Friday: 8:30am –
4:30pm

Note: the filing of an exemption application does not relieve a taxpayer from paying the surcharge while the application is being reviewed. If an application is approved, you will be refunded amounts already paid.

TOWN OF LEXINGTON BOARD OF ASSESSORS

<http://lexingtonma.gov/Finance/Assessor.htm>

Taxpayer Information Guide



Fiscal Year 2012 Community Preservation Act

The Community Preservation Act (CPA) was adopted by Lexington voters on March 6, 2006. The Act establishes a Community Preservation Fund financed by property tax surcharges and matching revenues from the Commonwealth of Massachusetts. All funds must be used to:

- Acquire, create and preserve open space;
- Acquire, preserve, rehabilitate and restore historic resources;
- Acquire, create and preserve land for recreational use;
- Create, preserve and support community housing; and
- Rehabilitate and restore open space and land for recreational use and community housing acquired with CPA funds.

Did you know?

<http://lexingtonma.gov>

On the Town's website you can:

- View construction details and assessed value of your house in the Assessors' online database of property records;
- Pay real estate taxes and water/sewer bills online;
- Find dates and times for scheduled public meetings and community events;
- Confirm holiday trash pickup schedules, consult recycling guidelines, and find operating hours for the Hartwell Avenue composting facility;
- View warrants for upcoming elections and see results after votes are counted;
- Read municipal announcements of current events.