



Town of Lexington
Assessor's Office

Robert F. Lent, Director of Assessing

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Dear Taxpayer:

The deadline for filing Fiscal Year 2017 Exemptions is 3 months after the first **Actual** tax bill is mailed out (not during preliminary tax bills). Filing deadline is – April 3, 2017.

Complete the following sections of the Community Preservation Surcharge Exemption application in order to process your application timely:

1. **Section A (Ownership as of January 1, 2016)**
2. **Section B (Signature and Date)**
3. **Section C (Household Members as of January 1, 2016)**
4. **Section D (*Optional – Out of Pocket Calendar 2015 Medical Expenses)**
5. **Section E (Owners & Co-owners Household Gross Income from Calendar 2015)**
6. **Section F (Owners & Co-owners Household Gross Income from Calendar 2015)**

The following must be enclosed along with your application – IF APPLICABLE:

- **2015 COMPLETE Federal Income Tax Return**
- **2015 Massachusetts Income Tax Circuit Breaker (CB Form)**
- **All 2015 Form 1099's or (Schedule B, Schedule C, Schedule D, Schedule E, Schedule SE, Schedule F and/or Worksheets that identify GROSS Income are ACCEPTABLE)**
- **All 2015 W-2 Forms**
- **Verification Affidavit of Trust Form for properties held in Trust**

For Properties Held in Trust Only – The applicant must be a Trustee of the Trust “AND” be an individual Beneficiary of the Trust.

Enclose the Following (unless already on file with the Assessor's Office):

- **The Trust Verification Form (if applicable)**
- **Copies of the Entire Trust Document**
- **A copy of any Amendments made to the Trust and or Trustees within the past 12 months – from January 1, 2015 thru January 1, 2016.**
- **A copy of any Amendments made to the Schedule of Beneficiaries**

Your application cannot be processed without the above copies.

If you have any further questions, please contact our office at 781 – 698 – 4578.

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COMMUNITY PRESERVATION SURCHARGE LOW/MODERATE INCOME EXEMPTION

Exemption Eligibility Requirements Fiscal Year 2017

- 1. Applicant must own the property as of January 1, 2016.**
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, 2016.**
- 3. Applicant and each co-owner must have GROSS household Income during the 2015 calendar year as of January 1, 2016 at or below the income limit for that owner's household type and at the number of household members.**

Calculation of Each Owner's Household Income

- 1. Household Annual Gross Income during the 2015 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, Capital Gains Gross distributions, 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 **2015**.
- 2. Deduct Dependents Allowance**
 - Number of dependents on **January 1, 2016** (not spouse) x \$ DCHD allowance.*
- 3. Deduct Medical Expenses Exclusion.**
 - Total out of pocket medical expenses of all household members during preceding Calendar 2015 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
Fiscal Year 2017

Annual Income Limit by Household Type and Size
During Calendar Year 2015

**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	\$ 68,650
2	\$ 78,500
3	\$ 88,300
4	\$ 98,100
5	\$ 105,950
6	\$ 113,800
7	\$ 121,650
8	\$ 129,500

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

Household Size	Annual Income Limit
1	\$ 54,950
2	\$ 62,800
3	\$ 70,650
4	\$ 78,500
5	\$ 84,750
6	\$ 91,050
7	\$ 97,300
8	\$ 103,600