**CPA Exemption Application Instructions**

**TOWN OF HAMILTON**

**FY2021 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 FY2021 bill.

**CPA Low/Moderate Income Exemption**

**Please Note:**  Taxpayers who receive the 41D elderly exemption ($1000.00) 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, 2020.
* Senior applicant must be 60 years old by January 1, 2020.
* Household income for the 2019 calendar year must be at or below the limit for that owner’s household type and size.
* See chart below for specific formula by household type.

|  |  |  |
| --- | --- | --- |
|  | **Household Type** | **Household Type** |
| **Household Size** | **Senior Household  age 60+** | **Non-Senior Household** |
| 1 Person | $83,300 | $66,640 |
| 2 Persons | $95,200 | $76,160 |
| 3 Persons | $107,100 | $85,680 |
| 4 Persons | $119,000 | $95,200 |
| 5 Persons | $128,520 | $102,900 |
| 6 Persons | $138,040 | $110,500 |
| 7 Persons | $147,560 | $118,100 |
| 8 Persons | $157,080 | $125,700 |

In order for the Board of Assessors to process your Fiscal Year 2021 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, 2020) 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 2019.

\*  For those who did not file 1040 tax forms for calendar year 2019, 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, 2021.**