



**TOWN OF BILLERICA
TOWN ASSESSOR
Taxpayer Information Guide**

**Fiscal Year 2021
Community Preservation Act**

The Community Preservation Act (CPA) was adopted by Billerica voters at the November 2016 election under a ballot vote.

The Act establishes a Community Preservation Fund financed by property tax surcharges and matching revenues from the Commonwealth of Massachusetts. The Act provides new funding sources which can be used to address core community concerns:

- Restore and preserve historic properties
- Help meet local families' housing needs
- Acquire and preserve open space for recreation and conservation
- Protect scenic areas
- Protect farm land and forests from future development

CPA gives the community the opportunity to determine its priorities, plan for its future, and have funds to make those plans happen. A Community Preservation Committee composed of local citizens will make recommendations on the use of the funds.

Who pays the surcharge?

The Community Preservation Act Surcharge (CPA) is paid by real property owners.

How is the surcharge calculated?

The surcharge is paid by residential and commercial property owners. The first \$100,000 of taxable value is exempt. The 1% surcharge is calculated as follows (using the average Billerica single-family assessment, and the FY2020 tax rate):

<i>FY2020 Assessment</i>	\$374,000
<i>-\$100,000 value exempt</i>	(\$100,000)
<i>FY2020 CPA Assessment</i>	\$274,000
<i>FY2020 Tax Rate</i>	\$12.99
<i>CPA Surcharge of 1%</i>	\$3,559.26 @1% \$35.59

<i>FY 2020 Assessment</i>	\$374,000
<i>FY 2020 Tax Rate</i>	\$12.99
<i>FY 2020 Tax</i>	\$4,858.26
<i>CPA Surcharge of 1%</i>	\$35.59
TOTAL ANNUAL BILL	\$4,822.67

The annual tax rate is \$12.99 per \$1,000 of the property assessment. The surcharge is the property assessment minus \$100,000 exemption off the assessed value; 1% of the tax amount, which is then added to the tax amount to reach the TOTAL ANNUAL BILL.

The surcharge is split over the 3rd and 4th quarterly bills.

Are there exemptions to the surcharge?

- An application-based full CPA exemption is available to moderate-income seniors and low-income residents, as explained below.
- Any residential property owner entitled to an abatement or Clause 41C Senior tax exemption is automatically entitled to a proportional reduction in the CPA surcharge.

What are the requirements for a full CPA exemption?

To qualify for an exemption for FY 2021, residential property owners must meet:

- Age and residence requirements as of January 1, 2020
- Income requirements based on **2019 income**

There are two categories of income limits¹:

60 and Over years of age with annual income not exceeding the limit for your size household

Under 60 years of age with annual income not exceeding the limit for your size household

Household Size	Annual Income Limit	Household Size	Annual Income Limit
1	\$75,600	1	\$60,480
2	\$86,400	2	\$69,120
3	\$97,200	3	\$86,400
4	\$108,000	4	\$84,320
5	\$116,640	5	\$93,312
6	\$125,280	6	\$100,224

How do I apply for a full exemption?

An application for exemption from the CPA surcharge must be filed annually with the Assessor’s Office. Supporting documentation is required which will help the Assessors make a determination of your eligibility for this exemption. A birth certificate/driver’s license and copies of your 2019 income tax returns must be included with your application. All documentation is **NOT** open to public inspection and will be kept private.

Note that filing an application does not relieve the taxpayer from paying the surcharge while the application is being reviewed. If an application is approved, the taxpayer will receive a refund of amounts already paid.

If you believe you are eligible for a full exemption, deadline to file a CPA tax exemption is, April 1, 2021; contact:

Town of Billerica, Assessor’s Office
(978) 671-0971
Monday-Friday: 8:30am – 4:00pm

To obtain a CPA Tax Exemption Application, contact the office or see the Town’s website at www.town.billerica.ma.us. Click your Government, Departments, Assessor’s Office, Assessor’s Documents

¹ Calculation of Income Limits based on HUD AVMI (Housing Urban Development – Area Wide Median Income) of \$98,500.