

## Summary of Property Tax Relief Programs-FY2021

| <b>PROGRAM NAME</b>          | <b>BLIND EXEMPTION</b><br>M.G.L Ch 59 § 5    | <b>VETERANS EXEMPTION</b><br>M.G.L. Ch 59 § 5<br>Various Clauses  | <b>ELDERLY EXEMPTION</b><br>M.G.L. Ch 59 § 5<br>(41C & 41D)   | <b>ABATEMENT SENIOR WORK-OFF</b><br>M.G.L. Ch. 59 § 5K  | <b>COMMUNITY PRESERVATION ACT (CPA) EXEMPTION</b>  | <b>SENIOR DEFERRAL</b><br>M.G.L. Ch 59 § 5   | <b>SENIOR “CIRCUIT BREAKER” TAX CREDIT</b><br>TIR 18-10   |
|------------------------------|--|---|---|---|--|--|---|
| <b>Assistance Type</b>       | Reduces local property tax liability         | Reduces local property tax liability for veterans with a service related disability and /or certain medals. Also spouses of deceased eligible veterans. | Reduces local property tax liability of senior  | Reduces local property tax liability of senior in exchange for volunteer service to municipality  | A complete exemption from the surcharge for property owned & occupied as a domicile by any person who qualifies for low income or low or moderate income senior housing  | Defers payment of local property tax owed by senior until house is sold or until settlement of estate  | Reduces state income taxes owed (or provides refund if none owned) for senior whose property taxes (and 50% of water/sewer charges) exceeds 10% of income   |
| <b>Eligible Age</b>          | N/A  | N/A   | 65  | 60  | +/- 60 depending upon income   | 65   | 65  |
| <b>Income Limit</b>          | N/A  | N/A   | Single <b>\$30,752</b> Max.<br>Married <b>\$46,129</b> Max.<br><br><u>Including Soc. Security:</u><br>Single <b>\$35,505</b> Max.<br>Married <b>\$53,257</b> Max. | Single <b>\$41,583</b> Max.<br>Married <b>\$62,376</b> Max.<br><br><u>Including Soc. Security:</u><br>Single <b>\$46,262</b> Max.<br>Married <b>\$69,393</b> Max. | Income requirements vary and are subject to change each year<br><br><i>Refer to separate CPA Brochure</i>  | <b>\$50,000</b> Maximum  | *Single Non-HOH: <b>\$60,000</b> Max.<br>Single HOH: <b>\$75,000</b> Max.<br>Married: <b>\$90,000</b> Max.  |
| <b>Asset Limit</b>           | N/A  | N/A   | <b>\$61,505</b> if single<br><b>\$84,571</b> if married excluding value of home   | N/A   | N/A  | N/A  | <b>*\$808,000</b> of assessed valuation of domicile if homeowner  |
| <b>Assistance Amount</b>     | \$500 exemption                              | \$400 up to entire tax amount   | \$1,000 exemption   | \$1,500 p/property based on State minimum wage  | Entire amount of CPA Surcharge   | Any amount up to maximum deferral  | *\$1,130 Maximum  |
| <b>Annual Adjustments</b>    | N/A  | N/A   | Income and Asset limit adjusted annually by COLA  | N/A   | - Over 60 and qualifies for low or moderate-income senior housing.<br>- Under 60 and income is less than 80% of the area wide median income and qualifies for low-income housing.<br>-Area-wide Median income determined by the US Dept of Housing & Urban Development | Interest rate is calculated annually based on the two-year constant maturity Treasury rate as of the start of each fiscal year.<br><br>The interest rate for Fiscal Year 2021 is 0.16% | Automatic annual increase in income limits, assessed valuation and credit amount by statute.<br>*Parameters may change at end of tax year. Confirm with State taxpayer service prior to filing taxes. |
| <b>Application Procedure</b> | File annual application with local assessors | File annual application with local assessors  | File annual application with local assessors  | <b>File application with local assessors. Placement with COA</b>  | File annual application with local assessors   | File annual application with local assessors   | <b>File with state income taxes – taxpayer service 1-800-392-6089</b>   |

All clauses are fully explained in Massachusetts General Laws. The Assessors’ Office has brochures on the various programs and exemptions offered.

**FOR FURTHER ASSISTANCE:**

The staff of the Board of Assessors is available to assist in answering any questions or concerns about your property tax assessment.

**Board of Assessors  
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525 Washington Street  
Wellesley, MA 02482**

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**Monday – Friday  
8:00 a.m. to 4:00 p.m.**

**Property  
Tax Relief  
Programs**

**FY2021**

Taxpayer Information Guide

