

FY26 COMMUNITY PRESERVATION ACT

Statutory
Exemption

Taxpayer Information Guide



Town of Wellesley
BOARD OF ASSESSORS

OTHER EXEMPTIONS YOU MAY BE ELIGIBLE FOR

Blind	Clause 37A
Circuit Breaker	File with state income taxes. Call 800-392-6089 x2
Deferral	Clause 41A
Senior 65+	Clause 41C&41D
Senior Work-Off	Volunteer Service
Veteran	Clause 22

For more information visit:
www.wellesleyma.gov/taxrelief

STAY INFORMED!

Sign up for **The W** – our new Town of Wellesley digital newsletter – and keep up to date with important news, information and activities in the town.

<https://bit.ly/46yD4AK>

For more information:

BOARD OF ASSESSORS
525 Washington St.
Wellesley, MA 02482
(781) 431-1019 ext.2272
www.wellesleyma.gov

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

7/2025

WHAT IS THE CPA SURCHARGE?

The Community Preservation Act (CPA) approved by Wellesley voters in November 2002 creates a dedicated funding source, financed by the surcharge revenues and state matching funds, for the purpose of open space, historical preservation, community housing and recreation. A nine-member Community Preservation Committee makes a recommendation for the use of the funds to Town Meeting for its approval. The CPA Surcharge is paid by all residential and commercial property owners.

HOW THE SURCHARGE IS CALCULATED

The 1% Surcharge is calculated as follows for the FY2025 median assessed value in Wellesley.

Assessed Value	\$1,652,000
Exemption for CPA	-\$100,000
Net Value	\$1,552,000
Tax Rate/\$1,000	X \$10.28
Net Tax	\$15,954.56
Surcharge Rate	X 1%
CPA Surcharge	\$159.54

CPA EXEMPTIONS

The Town of Wellesley has approved the following exemptions:

- ◆ The first \$100,000 of taxable value of residential real estate for purposes of calculating the CPA.
- ◆ A complete exemption from the surcharge for property owned and occupied as a domicile by any person who qualifies for low income or low or moderate income senior housing.

REQUIREMENTS FOR EXEMPTION

To qualify for this exemption for FY2026 you must meet certain income requirements based on 2024 income.

- ◆ Age and residence requirements must be met as of July 1, 2025
- ◆ Over 60 years of age and qualifies for low or moderate income senior housing* as calculated:

Household Size	Median Income*	Household Adjustment	Adjusted Income
1	\$160,900	.70	112,630
2	\$160,900	.80	128,720
3	\$160,900	.90	144,810
4	\$160,900	1.00	160,900

*\$160,900 x Household Size=Adjusted Income

- ◆ Under 60 years of age whose income is less than 80% of the area wide median income* and qualifies for low income housing

Household Size	Median Income	Low Income Adjustment	Household Adjustmnt	Adjusted Income
1	\$160,900	.80	.70	\$90,104
2	\$160,900	.80	.80	\$102,976
3	\$160,900	.80	.90	\$115,848
4	\$160,900	.80	1.00	\$128,720
5	\$160,900	.80	1.08	\$139,018
6	\$160,900	.80	1.16	\$149,315

*(\$160,900 x 80% US HUD Low Income Adjustment) x Household Size Factor)

**The area-wide median income (AWMI) shall be determined by the United States Department of Housing and Urban Development. HUD's Area Wide Median Income for the "Boston Metropolitan Area" for Federal Fiscal Year 2025 is \$160,900.*

RESIDENCY & OWNERSHIP REQUIREMENTS

- ◆ Applicants must have; owned and occupied the property as of July 1 of the tax year.
- ◆ If the property is in a trust, the applicant must be a trustee or co-trustee and have beneficial interest in that trust.

HOW DO I APPLY?

Applications must be filed annually with the Board of Assessors by April 1.

If you filed in a previous year, an application will be automatically mailed to you.

For new applications, contact us at 781-431-1019 x2272 or download the form on our website at www.wellesleyma.gov/taxrelief.

Applicants must include supporting documentation that will help the Board of Assessors make a determination of eligibility. These may include, a birth certificate, evidence of occupancy, income tax returns or statements and other materials.

Please note: the filing of an application does not mean you can postpone the payment of your tax.