

Town of Lexington



Property Tax Relief Programs

Fiscal Year 2019

Selectmen's Tax Deferral and Exemption Study Committee
Co-Chairs Vicki Blier and Patricia Costello

Lexington Comptroller's Office
Carolyn Kosnoff, Assistant Town Manager for Finance

Lexington Board of Assessors
Sandra Pentedemos, Administrative Assessor
Maia Aucoin, Administrative Assistant

Lexington Human Services
Charlotte Rodgers, Director

Local Property Tax Exemptions

You may qualify for one of the following property tax exemptions. Since only one of these exemptions is allowed each year, choose the one that provides the maximum benefit for you:

✓ CHOOSE ONLY ONE:

Elderly Person Over 65 (Clause 41C) *

If your Income and assets are low-to-moderate, you may qualify for a \$2,000 property tax exemption.

- 65 or older on or before July 1, 2018.
- Home must have been owned and occupied as your primary residence for past 10 years.

See pages 3 and 4 for detailed information and help in determining if you qualify.

Elderly Person 70 or Older, or a Surviving Spouse who has not remarried, or of any Minor Child of Deceased Parents (Clause 17D) *

If your income is too high for the 41C exemption but you have low assets, you may qualify for a \$350 property tax exemption.

- 70 or older/surviving spouse/or minor child on or before July 1, 2018.
- Home must have been owned and occupied as your primary residence for past 5 years.
- Value of Whole Estate, including vehicles must not exceed \$40,000. (*Value of primary residence is not included*). *There is no income limit.*

Contact Assessor's Office at 781-698-4578 or visit www.lexingtonma.gov/assessor for application

Disabled Veterans, Certain Medal Winners, and Certain Survivors (Clauses 22 and 22A – F)*

A wide range of exemptions are available to veterans of the armed forces who have suffered a service connected disability of not less than 10%, or of a veteran who received a U.S. military decoration award.

See detailed information on page 5

Blind Persons (Clause 37A) *

If you are blind, you may qualify for a \$1000 property tax exemption.

- You must own and occupy Lexington property as your primary residence as of July 1, 2018.
- A Registered Certificate from the Mass. Commission for the Blind OR a letter from your Doctor indicating blind status as of July 1, 2018.

Contact Assessor's Office at 781-698-4578 for application or visit www.lexingtonma.gov/assessor for application

Surviving Spouse of Police Officer or Firefighter (Clause 42) *

If your spouse was killed in the line of duty, and as the surviving spouse you remain unmarried, you may qualify for a 100% property tax exemption.

- Property must be owned and occupied as your primary residence as of July 1, 2018.

Contact Assessor's Office at 781-698-4578 or visit www.lexingtonma.gov/assessor for application

Hardship Exemption (Clause 18) or Temporary Tax Deferral (Clause 18A) *

If you have hardship due to Age, Infirmity and Poverty, you may qualify for a Hardship Exemption. If you have financial hardship from a change to active military status (not including initial enlistment), unemployment, illness or other reason, you may qualify for the *Clause 18A Temporary Tax Deferral.

- Three years of deferrals are allowed, and must be paid back with interest at 8% over a five year period starting two years after the last deferral.
- These exemptions and deferrals are granted at the sole discretion of the Board of Assessors.

Contact Assessor's Office at 781-698-4578 or visit www.lexingtonma.gov/assessor for application

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Other Property Tax Programs

These four programs are available to anyone who qualifies, including those who benefit from a “CHOOSE ONLY ONE” exemption on Page 1

Administered by the Assessor’s Office:

Senior Tax Deferral (Clause 41A)

If you have low-to-moderate income, you may qualify to postpone paying your property tax until your house is sold or conveyed.

- Deferrals free up your income for any desired use.
- You are protected - you will never have to sell or move due to taxes deferred under this program.

See the detailed information on pages 6 and 7

Exemption from the 3% Community Preservation Fund Surcharge

Taxpayers of all ages who have low-to-moderate income, may qualify for 100% exemption from the Community Preservation Act property tax surcharge.

See detailed information on page 8

Administered by the Lexington Council on Aging

Senior Service Program

A limited number of low-to-moderate income seniors with needed skills can provide service to the town in exchange for a reduction to their property tax.

- Age 60 and older
- Income up to \$70,000 per household (regardless of single or married status)
- Selective program matches skill and ability to department needs
- Maximum credit a household may earn is \$1,540 (regardless of single or married status)

Contact Human Services at 781-698-4840 for more information

Administered by the State

State Senior Circuit Breaker Tax Credit

Senior renters or homeowners with low-to-medium incomes may qualify for direct payment or tax credits from the State.

See the detailed information sheet on page 9

Detailed Information for Fiscal Year 2019
Income and Asset limits are determined annually with a cost of living adjustment

Property Tax Exemption for Person Over 65 (Clause 41C)

**If your income and assets are low to moderate, you may qualify
for a \$2,000 exemption from your Property Tax**

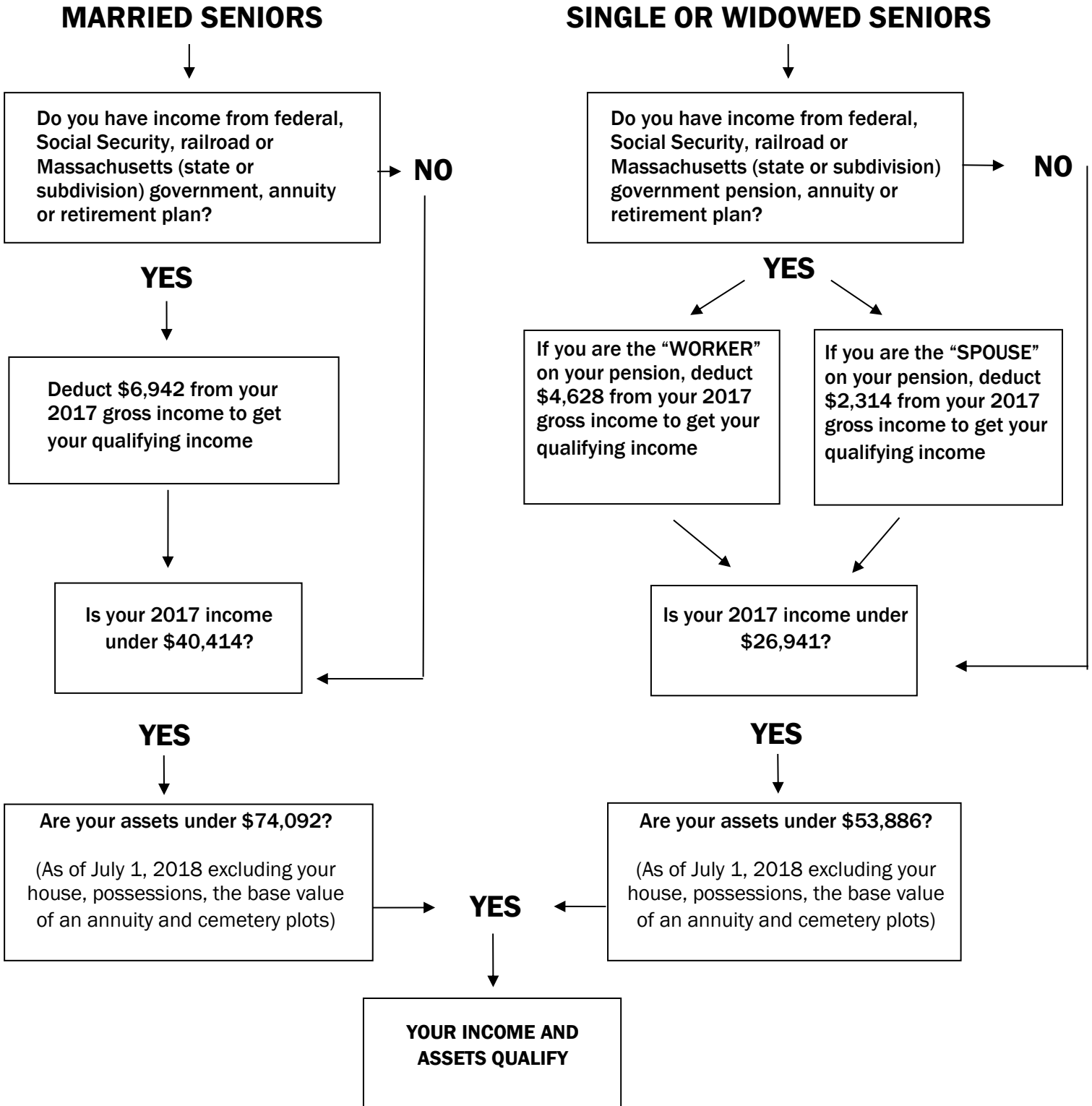
Age	You or your spouse must be 65 or older on July 1, 2018 for Fiscal Year 2019
Benefit	\$2,000 reduction in property tax. Does not have to be repaid.
Income	<ul style="list-style-type: none"> • Your Calendar 2017 Income for the Fiscal Year 2019 exemption is used. • Your total gross income must be under \$26,941* for single, and \$40,414* for married (after the Social Security Deduction*). <p>* A deduction (called the Social Security Deduction) is allowed if you have income from Social Security, Railroad Retirement, or federal, Massachusetts (and political subdivisions) employee pensions, annuities, or retirement plans.</p> <ul style="list-style-type: none"> - The FY2019 “Social Security Deduction” is for a: Worker: \$4,628; Spouse: \$2,314 as determined annually by the state. <p>See worksheet on next page.</p>
Assets	<ul style="list-style-type: none"> • Your Whole Estate must be under \$53,886 for single homeowners, and \$74,092 for married homeowners. • Whole Estate includes: <ul style="list-style-type: none"> - Total of all savings accounts, checking accounts, certificates of deposit, IRA accounts, stocks and bonds as of July 1, 2018 - Any real estate other than your Lexington primary residence. • Your primary residence, personal effects, motor vehicles and cemetery plots are not counted or included.
Ownership and Residency	<ul style="list-style-type: none"> • Massachusetts must have been your <i>state of primary residence</i> for the past ten years as of July 1, 2018. • You must have <i>owned and occupied</i> your current home for the past five years as of July 1, 2018. • If your home is held in trust, on or before July 1, 2018, you must provide a copy of both the trust and the schedule of beneficiaries showing that you are a trustee and have a beneficial interest. Both the trust and the schedule of beneficiaries must be recorded at the Registry of Deeds. • If you are a joint owner with a non-spouse or your home is a multi-unit dwelling, contact the Assessor’s office for further information.
To Apply	<ul style="list-style-type: none"> • Contact the Assessor’s office at 781-698-4578 for an application. • The filing deadline for FY2019 is April 1st 2019.

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Use This Tree

to see if your Income and Assets Qualify for the FY2019 Property Tax Exemption for Person over 65 (Clause 41C)



Detailed Information for Fiscal Year 2019

Property Tax Exemptions for Veterans

Benefits Service-Connected Disabled Veterans Honorably-Discharged, who were Massachusetts residents for six months prior to entering service or have resided in the commonwealth for five consecutive years before the fiscal tax year begins.*

Exemptions are based on Veterans status as of July 1, 2018

Clause 22	<ul style="list-style-type: none"> • (a) Veterans with a service-connected disability of 10% or more. • (b) Veterans of certain pre-World War I conflicts. • (c) Veterans awarded the decoration Purple Heart. No evidence of disability. • (d) Spouses (when property is owned by spouse, not veteran), and surviving spouses of Clause 22(a)-(c) veterans who remain unmarried, OR of a soldier/sailor who died serving in certain 22(b) pre-World War I conflicts. • (e) Gold Star Parents of soldiers or sailors who lost their lives in service. Natural, adopting, and parents who stood in loco parentis for one year prior to the time that the deceased entered service qualify. To establish status as in loco parentis, affidavits from two disinterested parties who are not relatives must be submitted. • (f) Surviving spouses of World War I veterans whose whole estate, less mortgage balance on the property does not exceed \$20,000. 	\$800.
Clause 22A	<ul style="list-style-type: none"> • Veterans and their spouses by reason of injury received OR disease contracted in such service or in the line of duty, lost or have suffered permanent loss of use of one foot, or one hand, or loss of sight of one eye. • Benefit continues for surviving spouses who remain an owner and occupant. • Veteran recipients of the Congressional Medal of Honor, The Distinguished Service Cross, the Air Force Cross or the Navy Cross. 	\$1,500.
Clause 22B	<ul style="list-style-type: none"> • Veterans and their spouses who suffered in the line of duty the loss or permanent loss of use of both feet, either hands or loss of sight of both eyes. • Benefit continues for surviving spouses who remain an owner and occupant. 	\$2,500.
Clause 22C	<ul style="list-style-type: none"> • Veterans and their spouses who suffered in the line of duty permanent and total disability and who have received assistance in acquiring “specially adapted housing” which they own & occupy as their domicile. • Benefit continues for surviving spouses who remain an owner and occupant. 	\$3,000.
Clause 22D	<ul style="list-style-type: none"> • Surviving spouses who (remain unmarried) of soldiers, sailors, guardsmen and veterans who during active duty regardless of when had suffered an injury or illness which was a proximate cause of death or became missing in action with a presumptive finding of death. 	100%
Clause 22E	<ul style="list-style-type: none"> • Veterans who as a result of disability contracted in such service and in the line of duty have a rating of 100%. An annual VA Certificate is required. • Benefit continues for surviving spouses who remain an owner and occupant. (Annual VA Certificates are not required of a surviving spouse). 	\$2,000.
CLAUSE 22F	<ul style="list-style-type: none"> • Paraplegic Veterans by reason of injury received in such service and in the line of duty OR have disability rating of 100% for service-connected blindness. • Benefit continues for surviving spouses who remain an owner and occupant. 	100%

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The filing **deadline** for FY2019 is **April 1st 2019**.

Detailed Information for Fiscal Year 2019

Property Tax Deferrals (Clause 41A)

and associated Water and Sewer Deferrals under Ch. 40, Sec. 42J and Ch. 83, Sec. 16G

LET THE VALUE OF YOUR HOUSE PAY YOUR PROPERTY TAX

Age	You OR your spouse must be 65 or older on July 1, 2018 for the Fiscal Year 2019.
Benefit	<ul style="list-style-type: none">• Payment of any or all of your property tax and water/sewer charges can be postponed until the home is sold, conveyed, transferred to a trust, you or your surviving spouse die, or until you choose to pay off the deferral.• You can never be forced to move or sell your home under this program.• Use any single property tax exemption for which you qualify <u>first</u> and then defer all or part of the rest of your property tax.• The fixed interest rate for FY2019 Deferrals is 1.96% (simple interest)
Income and Assets	<ul style="list-style-type: none">• Up to \$70,000 gross income, married or single is based on Calendar 2017 income.• No asset restrictions.
Ownership and Residency	<ul style="list-style-type: none">• Massachusetts must have been your state of primary residence for the past 10 years as of July 1, 2018.• You must have owned and occupied a home anywhere in Massachusetts for the past five years as of July 1, 2018.• Please note: Every other person with any legal or beneficial interest in the property must give written approval for the deferral (e.g. co-owners, banks that hold a mortgage, home equity loan, second mortgage, etc.) via a Tax Deferral and Recovery Agreement.
Other limits	<ul style="list-style-type: none">• Property taxes can be deferred to a maximum cumulative total of half the value of your home.... many decades of potential deferral.• Upon the death of you and your surviving spouse, or upon the transfer, or sale of the home's ownership, the annual interest rate on the amounts owed will increase to 16% until repaid.
To apply	<ul style="list-style-type: none">• Contact the Assessor's office at 781-698-4578.• The filing deadline for FY2019 is April 1st 2019.• After qualifying for the Property Tax Deferral, contact the Board of Selectmen at 781-698-4580 to apply for <u>deferral of water/sewer charges</u>.

How it works:

- Each year's deferral is like an individual loan for that year's tax amount at that year's interest rate. It is a fair rate, generally 3% below the Prime Rate, and by law, can never be higher than 8%. During your lifetime and that of your surviving spouse, and as long as you own your home, the interest for the amount you defer in FY2019 will never be higher than **<< 1.96% >>**.
- As long as you or your surviving spouse continue to qualify, you may enter into new deferral agreements for any subsequent year's property tax and water/sewer charges at the interest rate set for that year.

Why is this an attractive option?

Tax deferrals are a safe and inexpensive way to free up some of your income. Using the equity in your home to pay your property tax and water/sewer charges will allow you to enjoy the use of thousands of dollars that would otherwise have gone to paying those bills.

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Property Tax Deferral Example

In 2019, a senior couple owning a \$550,000 house decided to start deferring their entire property tax bill every year. In Year Seven, they decide to sell the house and move into an assisted living facility.

Fiscal Year	House Value Projected appreciation rate at 1/3 of the historic rate of past 10 years	100% of Property Tax Deferred Assumes that taxes increase at same 6.9% rate as past 10 years. Rate includes all past overrides and debt exclusions.	Deferral Interest Rate Simple interest rate: 2019 to 2024 is an estimate based on average of One Year Constant Maturity Treasury Rate as of March of last 10 years.	Deferred Tax Plus Interest Total from Year 1 until house is conveyed in Year 6
2019	\$ 550,000	\$ 8,913	1.96%	9,088
2020	559,017	9,502	1.73%	9,666
2021	568,183	10,130	1.73%	10,305
2022	577,498	10,800	1.73%	10,987
2023	586,966	11,514	1.73%	11,713
2024	596,590	12,276	1.73%	12,488

↓
Value of House when Sold

\$596,590

↓
Total Cost of Six Years of Deferral

\$64,247

House Value when sold:	\$ 596,590
Minus total cost of deferral:	>
Equals equity left for use by Senior:	\$ >

A \$550,000 house will likely have more than \$532,000 after six years of appreciation and repayment of deferred taxes and interest.

- **The current deferral interest rate is 1.96% simple interest. Last year's rate was 0.82 % simple interest.**

Detailed Information for Fiscal Year 2019
Income limits are adjusted annually*

Exemption from The Community Preservation Act Surcharge

Benefit	100% exemption from the Community Preservation Act Surcharge																											
Gross Income	<p>FY 2019 Income Limit*</p> <ul style="list-style-type: none"> • Use your Calendar 2017 household income to qualify • Household income includes income of all owners and all household members <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Household Size</th> <th style="text-align: center;">Non-Senior Homeowner (under age 60)</th> <th style="text-align: center;">Senior Homeowner (60 or older)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">\$ 60,350</td> <td style="text-align: center;">\$ 75,450</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">\$ 69,000</td> <td style="text-align: center;">\$ 86,250</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">\$ 77,600</td> <td style="text-align: center;">\$ 97,000</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">\$ 86,250</td> <td style="text-align: center;">\$ 107,800</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">\$ 93,150</td> <td style="text-align: center;">\$ 116,400</td> </tr> <tr> <td style="text-align: center;">6</td> <td style="text-align: center;">\$ 100,050</td> <td style="text-align: center;">\$ 125,050</td> </tr> <tr> <td style="text-align: center;">7</td> <td style="text-align: center;">\$ 106,950</td> <td style="text-align: center;">\$ 133,650</td> </tr> <tr> <td style="text-align: center;">8</td> <td style="text-align: center;">\$ 113,850</td> <td style="text-align: center;">\$ 142,300</td> </tr> </tbody> </table>	Household Size	Non-Senior Homeowner (under age 60)	Senior Homeowner (60 or older)	1	\$ 60,350	\$ 75,450	2	\$ 69,000	\$ 86,250	3	\$ 77,600	\$ 97,000	4	\$ 86,250	\$ 107,800	5	\$ 93,150	\$ 116,400	6	\$ 100,050	\$ 125,050	7	\$ 106,950	\$ 133,650	8	\$ 113,850	\$ 142,300
Household Size	Non-Senior Homeowner (under age 60)	Senior Homeowner (60 or older)																										
1	\$ 60,350	\$ 75,450																										
2	\$ 69,000	\$ 86,250																										
3	\$ 77,600	\$ 97,000																										
4	\$ 86,250	\$ 107,800																										
5	\$ 93,150	\$ 116,400																										
6	\$ 100,050	\$ 125,050																										
7	\$ 106,950	\$ 133,650																										
8	\$ 113,850	\$ 142,300																										
Assets	There is no asset limit																											
Ownership and Residency	One of the owners must occupy the home as their primary residence as of January 1, 2018.																											
To Apply	<ul style="list-style-type: none"> • Contact the Assessor's office at 781-698-4578 for an application. • The filing deadline for FY2019 is April 1st 2019. 																											

*Income limits are adjusted annually, based on the local area median income as annually published by United States Department of Housing and Urban Development.

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Detailed Information for Fiscal Year 2019

**This chart shows 2018 income and benefit figures*
Qualifying amounts and benefit change annually***

Massachusetts “Senior Circuit Breaker” Tax Credit

This is a State program administered by the Commonwealth of Massachusetts.
The application is part of the annual state income tax process.
Contact the Department of Revenue at 617-887-MDOR (617-887-6367)
www.dor.state.ma.us

If your property tax (or 25% of your rent) exceeds 10% of your gross income, you may be eligible for a payment or tax credit from the State.

Age	65 years of age or older at close of tax year
Benefit	<p>Homeowners: One dollar for every dollar that your property tax plus half of your water and sewer bill exceeds 10% of your income.</p> <p>Renters: One dollar for every dollar that 25% of your rent exceeds 10% of your income. Rent must be unsubsidized and landlord must be a tax-paying entity.</p> <p>Maximum benefit: \$1,100*</p>
Income	<ul style="list-style-type: none">• \$58,000* for a single individual,• \$73,000* for a head of household• \$88,000* if married and filing jointly. <p><i>Married filing separately is ineligible</i></p>
House Value/ Assets	<ul style="list-style-type: none">• Assessed value of house \$778,000* or less• Otherwise, no asset limit
Ownership And Residency	<ul style="list-style-type: none">• Renters receiving rent subsidies do not qualify.• Landlord must be a tax-paying entity• Special provisions are made for certain assisted living arrangements and for certain types of trust ownership. See state website for more information www.dor.state.ma.us• Your Massachusetts house or apartment must be your primary residence
To Apply	<p>Homeowners or Renters who are eligible for this tax credit should claim the credit when they file their state income tax return. If you are eligible but do not normally file a state income tax return, you may obtain the benefit by filing a return and claiming the exemption. Past returns may be amended up to 3 years. Lexington’s Human Services Department provides trained tax advisors during the tax filing season to help you apply for this benefit.</p> <p>For further details call 781-698-4840.</p>

* The 2019 income limits, property value limits and benefit amounts will be set by the State in the second quarter of fiscal year 2020 (around September of 2019).