



Town of Lexington
Assessor's Office
1625 Massachusetts Avenue, Lexington, MA 02420

Robert F. Lent, Director of Assessing

Tel: (781) 698-4578
Fax: (781) 861-2733
Email: TAO@lexingtonma.gov

Dear Taxpayer:

Enclosed please find your **Community Preservation Surcharge Act Exemption (100% Surcharge Tax)** Application for Fiscal Year 2023.

The deadline for filing Fiscal Year 2023 Exemptions is **April 1, 2023**. An application is filed when (1) received by the assessors on or before the filing deadline, or (2) mailed by United States mail, first class postage prepaid, to the proper address of the assessors, on or before the filing deadline, as shown by a postmark made by the United States Postal Service. **THIS DEADLINE CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN EXEMPTION AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE.**

The following must be enclosed along with your application, if applicable:

- If the **First Year of application** attach a copy of birth certificate, passport or "Real ID" as proof of age.
- 2021 COMPLETE Federal Income Tax Return with all Schedules B, Schedule C, Schedule D, Schedule E, Schedule SE, Schedule F and/or Worksheets that identify GROSS Income are ACCEPTABLE) **AND:**
- 2021 Massachusetts Income Tax with all Schedules B, Schedule C, Schedule D, Schedule E, Schedule SE, Schedule F and/or Worksheets that identify GROSS Income are ACCEPTABLE. Including the Circuit Breaker (CB Form).
- All 2021 Form 1099's
- All 2021 W-2 forms

For Properties Held in a Trust Only – The applicant must be a Trustee of the Trust "AND" also hold a percentage of a Beneficial Interest in the Trust.

Enclose the following if applicable:

- *A copy of the entire Trust Document – for all **First Year Applicants**.*
- *Verification of Trust Affidavit Form for properties held in a Trust. (For all Annual Applicants).*
- *A copy of any amendments made to the Trust, Trustees or the Schedule of Beneficiaries within the past 12 –months from January 1, 2021 thru January 1, 2022.*

If you have any further questions, please email or contact our office at 781 – 698 – 4578.

COMMUNITY PRESERVATION SURCHARGE LOW/MODERATE INCOME EXEMPTION

Exemption Eligibility Requirements Fiscal Year 2023

1. Applicant must own the property as of January 1, 2022.

Must be (1) sole owner, (2) co-owner, (3) life tenant or (4) Trustee with a sufficient Beneficial Interest in the property under the terms of the trust.

2. Applicant must occupy the property as their domicile as of January 1, 2022.

3. Applicant and each co-owner must have GROSS household Income during the 2021 calendar year as of January 1, 2021 at or below the income limit for that owner's household type and at the number of household members.

Calculation of Each Owner's Household Income

1. Household Annual Gross Income during the 2021 calendar year from all sources.

- Includes wages, salaries, bonuses, commissions, public and private pensions, social security, alimony, child support, lottery winnings, interest and dividend income, capital gains, life insurance proceeds, net income from business or rental property after deduction of related business expenses and losses, public assistance, disability payments, unemployment compensation, workman's compensation, regular cash or financial contributions or gifts from family or other persons outside the household, and any other income, as well as lottery winnings.
- Include income from all household members who were 18 or older and not full time student during the calendar year **2021**.

2. Deduct Dependents Allowance

- Number of dependents on **January 1, 2022** (not spouse) x \$ DCHD allowance.*

3. Deduct Medical Expenses Exclusion.

- Total out of pocket medical expenses of all household members during preceding Calendar 2021 exceeding 3% of household gross income (from line 1 above).
- Out of pocket medical expenses include health insurance premiums, co-payments to doctors, deductibles, hospitals, and other health care providers, diagnostic tests, prescription drugs, medical equipment, or other expenses that were not paid by or reimbursed by employers, public/private health insurers or other third parties.

4. Equals Household Annual Income for CPA Exemption.

- Cannot exceed Annual Income Limit for Household Type and Size.
- Currently \$300. Available from 760 Code of Massachusetts Regulations 6.05(4) at www.state.ma.us/dhcd/regulations.

Community Preservation Surcharge
Low/Moderate Income Exemption
Fiscal Year 2023

Annual Income Limit by Household Type and Size
During Calendar Year 2021

**Source: U.S. Department of Housing and Urban Development Area Wide Median
Income Data**

Household Type: Property owned by senior (60 and older)

Household Size	Annual Income Limit
1	\$ 98,150
2	\$ 112,150
3	\$ 126,200
4	\$ 140,200
5	\$ 151,400
6	\$ 162,650
7	\$ 173,850
8	\$ 185,050

Household Type: Property owned by non – senior (under age of 60)

Household Size	Annual Income Limit
1	\$ 78,500
2	\$ 89,750
3	\$ 100,950
4	\$ 112,150
5	\$ 121,150
6	\$ 130,100
7	\$ 139,100
8	\$ 148,050