

TOWN OF MIDDLEBOROUGH INFORMATION ABOUT THE COMMUNITY PRESERVATION ACT

The Community Preservation Act (CPA), approved as a ballot question at the November 2, 2010 Election, provides a mechanism to fund the creation and preservation of affordable housing, open space and historic resources.

The Act provides the authority for Middleborough to establish a local Community Preservation Fund that derives its revenues primarily from a surcharge on property tax. The ballot question approved by the town provided for a one percent (1%) surcharge of the taxes assessed annually on real property. It also provided an exemption for the first \$100,000 of the assessed value of Class 1, residential parcels. Additional exemptions are available for some residential properties that are (1) owned and occupied as a domicile by a person who would qualify for low income housing or (2) owned and occupied as a domicile by a person who would qualify for low or moderate income senior housing or (3) qualified for a personal exemption.

INFORMATION CONCERNING EXEMPTIONS

If you wish to apply for one of the above exemptions you must complete and return a standard 4-page application to the Board of Assessors annually and provide the following income documentation for **ALL HOUSEHOLD MEMBERS** 18 and older who were not full time students during the previous calendar year. Additional requirements/documentation is as follows:

- ❖ Own & occupy property as domicile as of January 1st
- ❖ Wages/salaries/other compensation earned last year
- ❖ Copy of Birth Certificate/Driver's License
- ❖ Interest & dividend statements for all accounts for last year
- ❖ Last year's Federal Income Tax return copy including all schedules
- ❖ Rental income
- ❖ Last year's Social Security Benefit Statement
- ❖ Child support
- ❖ All pensions/retirement benefits statements for last year
- ❖ Alimony
- ❖ Disability compensation

Income cannot exceed the following limits (established annually) based on the area wide median income determined by the United State Department of Housing & Urban Development (HUD).

COMMUNITY PRESERVATION INCOME LIMITS FY 2012

# of people in household	1	2	3	4	5	6	7	8
age 60+	55,860	63,840	71,820	79,800	86,184	92,566	98,952	105,336
under 60	44,688	51,072	57,456	63,840	68,947	74,054	79,162	84,269

You may download the application directly from the town's website www.middleborough.com. Applications are also available at the Assessors Office, 10 Nickerson Ave (508-946-2410). Please visit our office Mon. & Thur. 8:45am-5:00pm, Tues. 8:45am-8:00pm, or Fri. 8:45am-1:00pm and we will be happy to answer any questions you might have. We are closed to the public on Wednesdays.

CALCULATING THE CPA SURCHARGE FOR A RESIDENTIAL PARCEL

EXAMPLE

Full Assessed Value	325,600	Res Tax Rate.01305	Tax Amount on Bill	4,249.08
CPA Exemption	<u>100,000</u>			
<i>Adjusted Value</i>	225,600	Adj. Value X Tax Rate <u>225,600 X .01305</u>	<i>Adjusted Tax</i>	2,944.08
			X 1%	<u>0.01</u>
			CPA	29.44

CALCULATING THE CPA SURCHARGE FOR A COMMERCIAL PARCEL

EXAMPLE

Full Assessed Value	325,600	Comm/Ind Tax Rate .01386	Tax Amount on Bill	4,512.82
No CPA Exemption	<u> </u>			
<i>Non-Adjusted Value</i>	325,600	Value X Tax Rate <u>325,600 X .01386</u>	<i>Full Taxes</i>	4512.82
			X 1%	<u>0.01</u>
			CPA	45.13