

COMMUNITY PRESERVATION ACT

On May 4, 2021, Brookline residents voted to adopt the Community Preservation Act (CPA). As approved by Special Town Meeting, held November 17, 2020, the local funding source for the Act in Brookline will be a surcharge of 1% on the annual property tax bill assessed on real property, with certain exemptions, commencing in Fiscal Year 2022.

By adopting the CPA, the Town has created a Community Preservation Fund. The town finances this fund in part by a 1% surcharge on residential and commercial property tax bills, beginning in Fiscal Year 2022.

These local funds are matched each year by a contribution from the Commonwealth of Massachusetts. The percentage of the state match varies from year to year, depending on two factors: the amount of fees paid at Registries of Deeds throughout the state, and the number of communities that have adopted the CPA locally (thereby receiving a share of the state match).

CATEGORY	RESIDENTIAL PROPERTY W/RES-EXEMPTION	RESIDENTIAL PROPERTY W/RES-EXEMPTION + PERSONAL EXMPTION	RESIDENTIAL PROPERTY W/O EXEMPTIONS	COMMERCIAL PROPERTY
Property Value	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Less Residential Exemption	\$310,620	\$310,620	\$0.00	\$0.00
Taxable Valuation	\$689,380	\$689,380	\$1,000,000	\$1,000,000
Less Personal Exemption	\$0.00	\$500	\$0.00	\$0.00
Net Tax at FY 2022 Tax Rate	\$7,024.78	\$6,524.78	\$10,190.00	\$16,560.00
Total CPA Surcharge (1%)	\$70.25	\$65.25	\$101.90	\$165.60

SURCHARGE EXEMPTIONS

Residential and commercial property owners will be assessed a CPA surcharge unless:

- the revised net tax is \$0, or
- the property receives an exemption from the CPA surcharge.

CPA SURCHARGE EXEMPTION

The surcharge exemption is available to low-income persons and low or moderate-income seniors, 60 years of age or older, property owners. Applicants must submit an application for exemption to the Assessing Department. Eligibility is determined by the qualifying income limits that are provided in the table below. For Fiscal Year 2022, exemption eligibility is based on the 2020 income.

CPA SURCHARGE EXEMPTION APPLICATION

Exemption applications are available beginning in January of each fiscal year. They must be filed with the Assessing Department by April 1. The Fiscal Year 2022 surcharge exemption application is due by **April 1, 2022**.

Supporting documents, such as Federal and State Income Tax Returns, will be required with the application.

FISCAL YEAR 2022 CPA SURCHARGE EXEMPTION INCOME LIMITS

FY2022 Income Limits*

Median Family Income **\$120,800**

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 person
30% AMI - Ext. Low Income	\$28,200	\$32,200	\$36,250	\$40,250	\$43,500	\$46,700	\$49,950	\$53,150
50% AMI - Low Income	\$47,000	\$53,700	\$60,400	\$67,100	\$72,500	\$77,850	\$83,250	\$88,600
80% AMI - Mod Income	\$70,750	\$80,850	\$90,950	\$101,050	\$109,150	\$117,250	\$125,350	\$133,400
100% AMI	\$84,560	\$96,640	\$108,720	\$120,800	\$130,464	\$140,128	\$149,792	\$159,456
	70%	80%	90%	100%	108%	116%	124.00%	132%

*Released on 4/6/21 by the U.S. Department of Housing and Urban Development

HOW DO WE CALCULATE HOUSEHOLD INCOME FOR A GIVEN APPLICANT?

The formula for determining an applicant's income is:

- *Household income for CPA exemption = Gross Household Income - Dependent Deduction - Medical Expense Deduction*

Gross Household Income for Fiscal Year 2022 equals income from all sources and from all household members who were 18 years of age or older and not full-time students in Calendar Year 2020.

The **Dependent Deduction** for Fiscal Year 2022 equals the number of dependents in the household (excluding spouse) on January 1, 2020, multiplied by the allowance per dependent. The allowance per dependent is currently \$300 according to 760 Code of Massachusetts Regulations 6.05(4).

The **Household Medical Expense Deduction*** for Fiscal Year 2022 equals the total out-of-pocket medical expenses of all household members in Calendar Year 2020 that exceeds 3% of Gross Household Income.

Out-of-pocket medical expenses may include health insurance premiums, payments to doctors, hospitals, and other health care providers, diagnostic tests, prescription drugs, medical equipment, or other expenses not paid or reimbursed by employers, public/private insurers, or other third parties.

***Itemizing The Medical Expense Deduction is not required if the Gross Income falls below the Income Limits listed above.**