

WHAT IS AN EXEMPTION?

As used in the context of real estate taxes, an exemption is a release from the obligation to pay all or a portion of the taxes assessed on certain real property. Exemptions are conferred by the state legislature (Massachusetts General Laws, Chapter 59, Section 5) on particular categories of persons or property. The categories of persons on whom exemptions are conferred are listed below, together with an explanation of the eligibility requirements for each. Exemptions are not abatements in that they do not affect the valuation of the property, but simply reduce the taxes owed. **All exemptions are subject to domiciliary requirements.

APPLICATIONS

Applications are available from the assessors' office on the first floor of the Flynn Building or from any other Massachusetts assessors' office. An application must be filed with the assessors, **each year**, within three months of the mailing date of the actual tax bill. The third quarterly bill, mailed on or about January 1, is **customarily** the actual bill. Exemptions are not processed until the actual bill is generated. The filing of the exemption application does not stay the collection of the tax, which should be paid as assessed. An exemption, even if received in prior years, is not automatically conferred but must be specifically acted upon by the Board of Assessors. The Assessors' action is discretionary only insofar as they determine that an applicant, according to the documentation he or she provides, does or does not meet the eligibility requirements. Notice of the Assessors' action will be sent to each applicant.

DOCUMENTATION

As exemptions are granted only for the primary residence, and as some exemptions are age dependent and/or means tested, an applicant must provide whatever information the assessors deem to be reasonably required to establish eligibility. The information that an applicant may be requested to furnish includes, but is not limited to: (1) birth certificates, (2) evidence of domicile and occupancy, (3) income tax, (4) bank statements.

EXEMPTIONS

*****Clause 17E - Surviving Spouse/Minor Child or Elderly Person***
(Fiscal Year 2010 C.O.L.A. adjustments are reflected in the following \$ amounts).

Benefit Amount: \$273.56

Eligibility: As of July 1 of the tax year, an individual must be either (1) a surviving spouse or surviving minor child who owns and occupies the property as his or her domicile; **or** (2) a person at least 70 years old who has owned and occupied the property as his or her domicile for at least the five preceding years. **Income:** There are no income guidelines for Clause 17E.

Whole Estate: The applicant's whole estate (cash, bank balances, stocks, bonds, some types of personal property, etc.) excluding the value of the domicile (up to three living units), cannot exceed **\$52,706**

Clause 22-Veterans

(Minimum service connected disability rating of 10%.) Chapter 260 & 310 of the Acts of 2006 expand the definition of eligible veterans and the benefit amounts .

Amount: From **\$400**** to a full exemption, depending on the nature and extent of disability.

Eligibility: As of July 1 of the tax year, an individual must have lived in Massachusetts for at least the five preceding years or must have

been domiciled in Massachusetts for at least six months prior to entering the service and must be either (1) a veteran or spouse, or surviving spouse. The eligible veteran must have a war time service connected disability of at least ten percent (as verified by the Veterans Administration); or have been awarded the Purple Heart. The parent of a serviceperson who lost his or her life during wartime is entitled to the exemption as well.

Income: There are no income guidelines for Clause 22.

Whole Estate: There are no whole estate guidelines for Clause 22.

Clause 37A - Blind Persons

Amount: \$500

Eligibility: As of July 1 of the tax year, an individual who is blind must own the property and occupy it as his or her primary domicile. A certificate of blindness from the Commission for the Blind must be provided annually with the application for exemption.

Income: There are no income guidelines for Clause 37A.

Whole Estate: There are no whole estate guidelines for Clause 37A.

Clause 41C (Elderly)

(Fiscal Year 2010 C.O.L.A. adjustments are reflected in the following \$ amounts).

Amount: \$1,000

Eligibility: As of July 1 of the tax year, an individual must be at least **65** years old, must have owned and occupied the property for at least the five preceding years, and must have been domiciled in Massachusetts for at least the ten preceding years.

Income: The applicants gross receipts (**following the applicable social security exclusion: \$4,158 if single; \$6,237 if married**) from all sources in **calendar year 2008** must not have exceeded **\$24,607 if single; \$36,911 if married (Calendar Year 2008 Income)**.

Whole Estate: The applicant's whole estate, excluding the value of the domicile (up to three living units) cannot exceed **\$49,215 if single; \$67,671 if married.**

Clause 42

Available for a surviving spouse of a police officer or firefighter killed in the line of duty.

Clause 43

Available for minor children of a police officer or firefighter killed in the line of duty.

Clause 18

Persons, who by virtue of age, financial condition and physical infirmity, or activated military status, and who are facing an unforeseen hardship in a given year, may request tax relief from the Board of Assessors in the form of a Clause 18 exemption. The decision to grant a Clause 18 exemption is made solely at the discretion of the assessors.

Clause 41A - Tax Deferral

Amount: Any or all of the taxes assessed may be deferred (not exempted), with interest, until such time as the property is sold or transferred, or until the demise of the owner, at which point the taxes and interest must be paid. The cumulative total of the taxes deferred cannot exceed fifty percent of the applicant's share of the assessed value of the property. Entry into tax deferral creates a lien on the property, which is recorded by the Town at the Registry of Deeds.

Eligibility: As of **July 1 of 2009**, the applicant must be at least **60** years old.

Income: The applicant's gross receipts from all sources in **calendar year 2008** cannot have exceeded **\$74,000.**

Whole Estate: There are no whole estate guidelines for Clause 41A.

With the exception of Clause 41A (tax deferral) and Clause 18 it is not possible to receive the benefit of more than one exemption in the fiscal year.

Chapter 320 of the Acts of 2002 provides a lower interest payback, higher income allowance, and younger age eligibility. Please contact our office for further information***

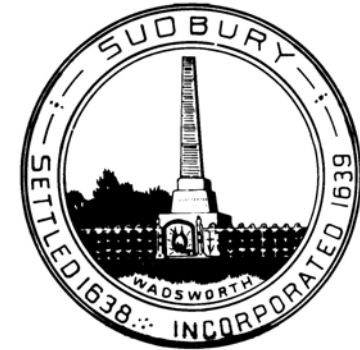
Interest Rate for fiscal year 2010 deferred taxes was set at 2.5%.

For additional information, please contact the Assessors' office at the Flynn Building, 278 Old Sudbury Road, or by phone at 978-639-3393.

In accordance with the Annual Town Meeting in April 2008 a local option allowed an additional exemption amount for certain qualifying applicants in fiscal year 2010.

TOWN OF SUDBURY BOARD OF ASSESSORS

www.town.sudbury.ma.us/assessors



Fiscal Year 2010 PROPERTY TAX EXEMPTIONS

Taxpayer Information Guide

**Application Deadline
May 3, 2010**