

Who pays the surcharge?

The Community Preservation Surcharge (sometimes referred to as C.P.F. or C.P.A.) is paid by residential property owners.

How does the surcharge calculation work?

Please refer to the following sample calculation.

****Our C.P.F. Surcharge example depicts a moderate Residential Assessment at the 2026 Residential Tax Rate**

**Assessed Value	\$900,000
**FY26 Tax Rate	\$14.27
FY26 Tax	\$12,843.00
C.P.A Residential Exemption (\$100,000 off valuation)	\$900,000 less \$100,000
C.P.A Taxable Value	\$800,000
C.P.A Tax Basis	\$11,416.00
C.P.A. Surcharge 3.0%	\$342.48

Are there exemptions to the Surcharge?

- The first \$100,000 of taxable residential value is exempt from the Surcharge calculation.
- Any residential property entitled to abatement or statutory exemption is automatically entitled to a proportional C.P.F. exemption.

What are the requirements for full C.P.F. Exemption?

To qualify for this exemption for fiscal year 2027 you must meet certain income requirements based on 2025 income. An application must be completed and filed with the Assessors Office.

- Age and residence requirements must be met as of January 1, 2026.
- Over 60 years of age with annual income not exceeding the following for your size household:

Senior (Age 60+) Household Size	Moderate Income Annual Income Limit
1	\$115,430
2	\$131,920
3	\$148,410
4	\$164,900
5	\$178,092
6	\$191,284
7	\$204,476
8	\$217,668

- Under 60 years of age with annual income not exceeding the following for your size household:

Non-Senior Household Size	Low Income Annual Income Limit
1	\$92,344
2	\$105,536
3	\$118,728
4	\$131,920
5	\$142,474
6	\$153,027
7	\$163,581
8	\$174,134

*CPF changes every year as the tax rate adjusts (assessed value-\$100k x tax rate x .030)

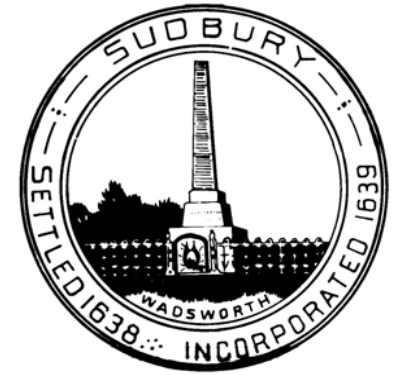
What is CPF?

The Community Preservation Act which was adopted by Sudbury voters in March of 2002 established a funding source financed by surcharge revenues, and the Commonwealth of Mass. (with matching funds), for the purpose of open space, historical preservation and community housing projects and purchases.

Applications

An application for exemption from the C.P.F. Surcharge based on income must be filed timely with the Board of Assessors. If you believe you are eligible for exemption please contact the Office for an application by phone: 978-639-3393 or by email: assessors@sudbury.ma.us

TOWN OF SUDBURY BOARD OF ASSESSORS



***Fiscal Year 2027
Community
Preservation Fund***

**Application Deadline
April 1, 2027**