

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, on or before April 1st. 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.

DOCUMENTATION

As exemptions are granted only for the primary residence and as some exemptions are age dependent and/or means tested, 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

Benefit Amount: \$ 411.67

Eligibility: As of July 1st, of the tax year (7/1/2026), 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 **\$78,870.51**

Clause 22-Veterans

(Minimum service connected disability rating of 10%).

Amount: From \$443** to a full exemption, depending on the nature and extent of disability.

Eligibility: As of **July 1st**, of the tax year (7/1/2026), an individual must have lived in Massachusetts for at least 2 proceeding 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 exemption.

Income: There are no income requirements for Clause 22.

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

Clause 37A Blind Persons

Benefit Amount: \$500

Eligibility: As of July 1st, of the tax year (7/1/2025), 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 requirements for Clause 37A.

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

Clause 41C (Elderly)

Benefit Amount: \$1,000

Eligibility: As of July 1st, of the tax year (7/1/2026), applicants 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 ten years.

Income:

(Calendar Year 2025 Income)

Single: \$35,475

Married: \$53,212

****The income maximum is following a social security exclusion of \$6,147 for a single applicant; or \$9,221 for a married couple.**

Whole Estate: The applicant's whole estate, excluding the value of the domicile (up to three living units) cannot exceed **\$77,869** if single: or **\$100,193** 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 1st, of the tax year, the applicant must be at least 60 years old.

Income: The applicant's gross receipts from all sources in calendar year 2025 cannot have exceeded \$112,000.

Whole Estate: There are no whole estate guidelines for Clause 41A. The existing interest rate for deferred tax is 2%.

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***

For additional information, please contact

the Assessors' Office by phone at

978-639-3395 or by email at

gerryc@sudbury.ma.us

For information on the Sudbury Senior or Veteran Community Work Program, please contact: Council on Aging 978-443-3055.

Senior Means Tested Exemption Program (filing deadline for SMTE program is 9/30/2026)

For information on Sudbury's Senior Means Tested Exemption Program, check the website

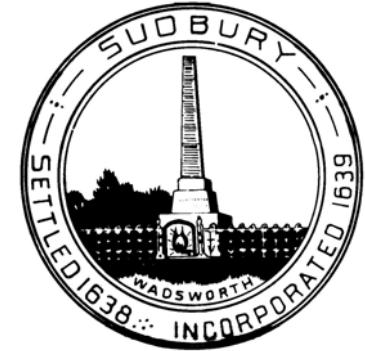
<https://sudbury.ma.us/assessors/2026/06/24/fy-2027-means-tested-senior-exemption-program/>

or contact the Assessors' office:

gerryc@sudbury.ma.us

978-639-3393 or 978-639-3395

TOWN OF SUDBURY BOARD OF ASSESSORS



Fiscal Year 2027 PROPERTY TAX EXEMPTIONS Taxpayer Information Guide

**Statutory
Exemption
Application Deadline
April 1, 2027**

**SUDBURY ASSESSORS
OFFICE**

**Phone: 978-639-3393
or 978-639-3395**