

Town of Sudbury/Means Tested Senior Tax Exemption Program.
FY 2024 Program

Administration of The Means Tested Senior Tax Exemption Program (“Program”) is pursuant to Chapter 169 of the Acts of 2012, amended by Chapter 10 of the Acts of 2016. In addition, a Town Meeting vote in support of continuing the Program is required every three years. The Senior Means Exemption program has been extended through FY 2024.

The Program authorizes a property tax reduction for some low to moderate-income seniors. This occurs through a redistribution of the property tax burden within the residential class. As such, there is a residential tax rate increase associated with the implementation of the Program. The Program does not affect the Town’s CIP class. As a means-based exemption, the Program is not available to all senior residential property owners. The maximum exemption that any taxpayer is entitled to receive under the Program in any given year is 50% of the applicant’s residential tax bill. In order to qualify for this exemption, a taxpayer must meet all of the following criteria:

The residence must be owned and occupied by an age 65 (or older) senior whose prior year’s income would make the person eligible for the circuit breaker income tax credit under subsection (k) of section 6 of chapter 62 of the General Laws. The Massachusetts Department of Revenue Circuit Breaker Tax income limits are as follows for CY 2022.

Filing Type	Qualifying Income
Married Filing Jointly	\$96,000
Head of Household	\$80,000
Single	\$64,000

- Joint owner other than spouse must be at least 60 years of age.
- 10-year residency requirement.
- Valuation cap (FY 2023 Valuation) \$1,052,652.
- Timely filed application
- The applicant must not own “excessive assets” that place them outside the asset range of

Year	# of Approved Applications	Collective Tax \$ Shift	Average Benefit	Average Tax Increase (based on average single-family assessment)
2014	118	\$ 289,151	\$ 2,450	\$45
2015	124	\$ 330,400	\$ 2,665	\$60
2016	103	\$ 338,664	\$ 3,288	\$61
2017	111	\$ 364,322	\$ 3,282	\$63
2018	113	\$ 414,074	\$ 3,664	\$73
2019	112	\$ 418,358	\$ 3,735	\$67
2020	106	\$ 423,931	\$ 3,999	\$76
2021	101	\$ 429,013	\$ 4,447	\$75
2022	95	\$ 399,141	\$ 4,201	\$65
2023	82	\$ 331,262	\$ 4,040	\$57
2024	85	\$ 361,172	\$ 4,249	\$76

**A warrant article to extend the program another 3 years is required in 2024. The recently passed State Budget has increased the maximum circuit breaker allowance to \$2,400 from the current \$1,200 maximum.