

Who pays the surcharge?

The Community Preservation Surcharge (C.P.F.) is paid by residential property owners.

How does the surcharge calculation work?

The calculation of the 3% Surcharge is demonstrated below using the following example:

C.P.A. Surcharge Example Using Fiscal Year 2007 Assessment and Tax Rate for estimation purposes only

FY07 Assessment		\$600,000
FY07 RATE		\$13.12
FY07TAX		\$7,872.00
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C.P.A Residential Exemption		\$100,000
C.P.A Taxable Value		\$500,000
C.P.A Tax Basis		6,560.0
C.P.A. Surcharge	3.0%	\$196.80

Are there exemptions to the Surcharge?

- The first \$100,000 of taxable residential value is exempt.
- 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 2008 you must meet certain income requirements based on 2006 income. An application must be completed and filed with the Assessors Office.

- Age and residence requirements must be met as of **January 1, 2007**.
- Over 60 years** of age with annual income not exceeding the following for your size household:

Calculation of Income Limits
FY 07 HUD AWMI (Area Wide Median Income)
82,400

Senior (Age 60+) Household Size		Factor	Moderate Income Annual Income Limit
1	1	0.7	\$57,680
2	1	0.8	\$65,920
3	1	0.9	\$74,160
4	1	1	\$82,400
5	1	1.08	\$88,992
6	1	1.16	\$95,584
7	1	1.24	\$102,176
8	1	1.32	\$108,768

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

Non-Senior Household Size	factor	Low Income Annual Income Limit
1	0.8	0.7 \$46,144
2	0.8	0.8 \$52,736
3	0.8	0.9 \$59,328
4	0.8	1 \$65,920
5	0.8	1.08 \$71,194
6	0.8	1.16 \$76,467
7	0.8	1.24 \$81,741
8	0.8	1.32 \$87,014

The Community Preservation Act which was adopted by Sudbury voters in March of 2002 establishes 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 annually with the Board of Assessors. If you believe you are eligible please contact the Assessors Office: 978-639-3393.
278 Old Sudbury Rd.
Sudbury, Mass. 01776
Flynn Building

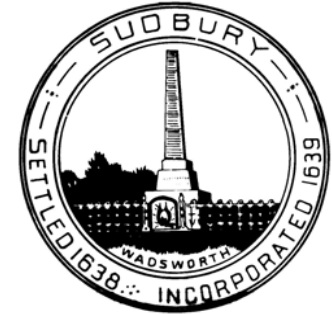
The filing of the application does not stay the collection of the tax.

The Assessors Office is open MONDAY-FRIDAY: 8:30am – 4:00pm

TOWN OF SUDBURY BOARD OF ASSESSORS

www.town.sudbury.ma.us/assessors

Taxpayer Information Guide



Fiscal Year 2008 Community Preservation Fund