

TOWN OF EASTON

COMMUNITY PRESERVATION ACT

Fiscal Year 2019

The Town of Easton adopted the Community Preservation Act at the annual town election in April 2001. This law allowed the Town to place a surcharge of 3 percent of real estate taxes on tax bills beginning in Fiscal Year 2002. The surcharge pays for affordable housing, historic resources and acquisition of conservation land. The Town also adopted two exemptions to the law and the income figures for **Fiscal Year 2019** (that begins July 1, 2018) are as follows:

1. All residential parcels have the first \$100,000 in assessed value exempted before the 3% surcharge is applied. This exemption is done automatically.
2. Households with an owner **60 years of age or older** that qualify as moderate or low income families according to the local housing authority and HUD determinations are totally exempt. The allowable income after HUD deductions is \$81,270 for a single person household with an owner over 60 and \$92,880 for a two-person household with an owner over 60. Allowable income for a three- person household with an owner over 60 is \$104,490 and allowable income for a four-person family with an owner over 60 is 116,100.
and

Households with owners **under 60** that qualify as low income according to HUD determinations are totally exempt. The allowable income for a single person household with the owner under 60 is \$65,016 and \$74,304 for a two-person household. Allowable income for a three-person household is \$83,592 and \$92,880 for a four-person household.

The Assessors' Office has the HUD figures for households with one to eight members. With the exception of Exemption 1, **law requires taxpayers must apply for exemptions every year**, since financial circumstances or the number of household members may change.

To apply for the total exemption, it is necessary to fill out an application, which is available in the Assessors' Office or on their web site. Copies of calendar year 2017 Federal income tax filings for all household members must be included with the application. For more information, contact the Assessors' Office at 508-230-0520.