

The Community Preservation Act (CPA) was approved by Longmeadow residents at the annual town election on June 6, 2006. The CPA was put on the ballot by a voter initiative-petition. The CPA establishes a dedicated funding source, derived from a 1% surcharge on the annual property tax and state matching funds, for the purpose of preserving open space, historical preservation, community housing and recreation. A nine-member Community Preservation Committee makes recommendations for the use of the funds at town meeting for voters' approval.

Who must pay the CPA Surcharge?

All residential, commercial and industrial real property owners must pay the CPA surcharge. **(CPA surcharge does not apply to personal property.)**

How is the Surcharge Calculated?

The following example illustrates the CPA surcharge based on the **average** fiscal 2018 single family home assessment in Longmeadow:

Assessed Value (Rounded)	\$349,500
<u>-(less) Residential Property Exempt</u>	<u>\$100,000</u>
Net Value	\$249,500
<u>Estimated Tax Rate</u> (\$24.27)/\$1,000 x \$.02427	
Net Tax	\$6055.37
<u>x (times) Surcharge Rate</u>	<u>1.0%</u>
CPA Surcharge	\$60.55

Are there Exemptions to the CPA surcharge?

Yes. Longmeadow voters approved the following exemptions:

- The first \$100,000 of taxable value of **residential** real estate is exempt for purpose of calculating the surcharge.
- A complete exemption from the surcharge for property owned and occupied as a domicile by any person who qualifies for either, 1) low income; or 2) low or moderate-income senior housing.
- Seniors who already qualify for Clause 41C, personal exemption will likely qualify to be exempt from the CPA surcharge.

Requirements for complete exemption:

To qualify for this exemption for fiscal year 2019 you must meet certain requirements based on calendar 2017 income. An application must be completed and returned to the Assessors' Office for approval within 3 months of the mailing of the **actual** tax bill (usually postmarked at the end of December).

- Age and residence requirements must be met as of January 1, 2018
- At least 60 years of age and whose household qualifies for low or moderate income senior housing as calculated below:

Household type: Property owned by senior (60 or over)

Household Size	Median Income	Household Size Factor	Adjusted Household Income
1	\$73,900	0.70	\$51,730
2	\$73,900	0.80	\$59,120
3	\$73,900	0.90	\$66,510
4	\$73,900	1.00	\$73,900
5	\$73,900	1.08	\$79,812
6	\$73,900	1.16	\$85,724
7	\$73,900	1.24	\$91,636
8	\$73,900	1.32	\$97,548

(Median Income x Household Size Factor = Adj. Income)

- Under 60 years of age whose household income is less than 80% of the area wide median income and qualifies for low income housing.

Household type: Property owned by non-senior (under 60)

Household Size	Median Income	Low Income Adjustment	Household Size Factor	Adjusted Household Income
1	\$73,900	0.80	0.70	\$41,384
2	\$73,900	0.80	0.80	\$47,296
3	\$73,900	0.80	0.90	\$53,208
4	\$73,900	0.80	1.00	\$59,120
5	\$73,900	0.80	1.08	\$63,849
6	\$73,900	0.80	1.16	\$68,579
7	\$73,900	0.80	1.24	\$73,308
8	\$73,900	0.80	1.32	\$78,038

(Median Income x 80% HUD Low Income Adjustment x Household Size Factor = Adjusted Income)

The area-wide median income (AWMI) is determined by the U.S. Department of Housing and Urban Development. HUD's 2018 area-wide Median Income for the Longmeadow/Springfield area is \$73,900.

What do I need and when is the application due?

Applications must be filed annually with the Board of Assessors and **must** be received by April 1, 2019.

If you believe you qualify or have questions, please contact the Assessors' Office (413) 565-4115.

Supporting documentation will be required to help the Board of Assessors make a determination of your eligibility for this exemption.

Copies of Federal Income Tax filings for 2017 **for each household member** are necessary. If you do not file an income tax return, a Federal Form 4506-T "Request for Transcripts of Tax Return" will be required for verification of non-filing for each household member. If you received social security you will need to provide a copy of your 2017, 1099 Social Security Statement. Documentation is required for any source of income you received in calendar year 2017. Other supporting documentation as determined by the Board of Assessors may be requested.

PLEASE NOTE:

Filing an application **does not stay** the collection of your surcharge. To avoid interest and collection charges, you must pay the surcharge as billed by the due date. If an exemption is granted and a surcharge is paid in full, a refund will be made.

According to informational guidelines promulgated by the state, allowable expenditures of the CPA surcharge are as follows:

1.) Community Preservation Purposes

- a. The acquisition, creation and preservation of open space.
- b. The acquisition, preservation, rehabilitation and restoration of historic resources.
- c. The acquisition, creation and preservation of land for recreational use.
- d. The creation, preservation and support of community housing.
- e. The rehabilitation and restoration of open space, land for recreational use and community housing that is acquired or created using monies from the fund.

2.) Related Purposes

- a. Annual administrative and operating expenses of the Community Preservation Committee.
- b. Annual principal and interest payments on bonds and notes issued to pay for allowable community preservation purposes.
- c. Damages payable to property owners for real estate interests taken by the city or town by eminent domain for community preservation purposes.
- d. Matching funds for state and federal grants for allowable community preservation purposes.
- e. Property acquisition-related expenses as follows;
 - i. Appraisal costs.
 - ii. Expenses for title searches.
 - iii. Closing fees.
- f. Preparation, issuance and marketing costs for bonds or notes for borrowings made for community preservation purposes.

Recent changes allow funds to be used for improvements and extraordinary repairs of parks, playgrounds and athletic fields.

For Additional Information or Assistance

Please stop in or call the Board of Assessors office regarding questions or concerns about this surcharge, your property tax assessment, exemptions, abatements or any related questions.

**Town of Longmeadow
Board of Assessors
20 Williams Street
Longmeadow, MA 01106**

Tel. 413-565-4115

**Monday – Thursday
8:15 a.m. to 4:30 p.m.
Friday 8:15 a.m. - Noon**

Community Preservation Act

Taxpayer Information Guide Fiscal Year 2019



**Town of Longmeadow
Board of Assessors**

**Lawrence Rubin, Chair
Carolyn Reed, MAA
Michael Zeller**