

CPA Exemption Application Instructions

TOWN OF HAMILTON - FY2025 CPA EXEMPTION CRITERIA

CPA Residential Exemption

The first \$100,000 of residential property value is automatically exempt from the CPA (Community Preservation Act) surcharge and is reflected on your FY2025 bill.

CPA Low/Moderate Income Exemption

Please Note: Taxpayers who receive the 41D elderly exemption (\$1000.00) automatically have the CPA surcharge deducted from their bill. There is no need to apply for the CPA exemption. Qualifying lower income owners and low-to-moderate income seniors may be eligible for a full surcharge exemption, based on income guidelines established by the Commonwealth each year.

Guidelines

Applicant must own and occupy the property as primary residence as of January 1, 2024.

- Senior applicant must be 60 years old by January 1, 2024.
- Household annual gross income from all sources for the 2023 calendar year must be at or below the limit for that owner’s household type and size.
- See chart below for specific formula by household type.

Household Size	Household Type	
	Senior Household age 60+	Non-Senior Household
1 Person	\$104,300	\$83,390
2 Persons	\$119,200	\$95,300
3 Persons	\$134,100	\$107,210
4 Persons	\$148,900	\$119,120
5 Persons	\$160,820	\$128,700
6 Persons	\$172,730	\$138,200
7 Persons	\$184,640	\$147,800
8 Persons	\$196,550	\$157,300

In order for the Board of Assessors to process your Fiscal Year 2025 Application for the CPA Exemption, we are in need of the following information:

- * Copy of Birth Certificate (for age 60 and over by January 1, 2024) for **first time filers only**.
- * Copies of all schedules of Federal and State 1040 Tax Forms for *all members of your household age 18 and over* (excluding full time students) for calendar year 2023.
- * For those who did not file 1040 tax forms for calendar year 2023, documentation of all household income sources are required.
- * Copy of recorded Declaration of Trust along with Schedule of Beneficiaries, if applicable.

**REMINDER – ALL EXEMPTIONS MUST BE APPLIED FOR
EVERY YEAR AND ARE DUE BY APRIL 1, 2025.**