

Who pays the surcharge?

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

How does the surcharge calculation work?

Please refer to the following sample calculation.

****Our C.P.F. Surcharge example depicts a typical Residential Assessment at the 2015 Residential Tax Rate**

**Assessed Value		\$621,400
**FY15 Tax Rate		\$17.60
FY15 Tax		\$10,936.64
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C.P.A Residential Exemption		-\$100,000
C.P.A Taxable Value		\$521,400
C.P.A Tax Basis		\$9,176.64
C.P.A. Surcharge	3.0%	\$275.30

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 2015 you must meet certain income requirements based on 2013 income. An application must be completed and filed with the Assessors Office.

- Age and residence requirements must be met as of **January 1, 2014**.
- **Over 60 years** of age with annual income not exceeding the following for your size household:

Calculation of Income Limits
2014 HUD AWMI (Area Wide Median Income)
[94,100](#)

Senior (Age 60+) Household Size		Factor	Moderate Income Annual Income Limit
1	1	0.7	\$ 65,870
2	1	0.8	\$ 75,280
3	1	0.9	\$ 84,690
4	1	1	\$ 94,100
5	1	1.08	\$ 101,628
6	1	1.16	\$ 109,156
7	1	1.24	\$ 116,684
8	1	1.32	\$ 124,212

- **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 \$52,696
2	0.8	0.8 \$60,224
3	0.8	0.9 \$67,752
4	0.8	1 \$75,280
5	0.8	1.08 \$81,302
6	0.8	1.16 \$87,325
7	0.8	1.24 \$93,347
8	0.8	1.32 \$99,370

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 Assessor's 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.

TOWN OF SUDBURY BOARD OF ASSESSORS

***Taxpayer Information Guide
Fiscal Year 2015
Community***



Preservation Fund