



Town of Sudbury

Planning and Community Development

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Grouse Hill: Capital Improvements Policies and Procedures

Dear Grouse Hill owner:

The letter describes the capital improvement policy for the homes at Grouse Hill. As you know, the resale price is restricted based on information found in your deed restriction. The resale price formula does not allow for increases due to capital improvements.

The Town of Sudbury Planning Board has created this policy to provide a process for approved capital to be considered for addition to the resale price of your home.

Capital improvements are defined as necessary maintenance improvements, not covered by a condominium or homeowner's association that if not done would compromise the structural integrity of the property. Improvements for accessibility accommodations are also eligible expenses.

The cost of improvements such as the installation of outdoor decks, flooring (except in the case of replacement due to damage or long-term wear) additions, garages, landscaping, and other items that could be defined as upgrades or luxury improvements are not eligible.

If a condominium or homeowner's association imposes a special assessment, we will take the cost to the homeowner into consideration on a case by case basis, and additional documentation may be required. If the homeowner is purchasing materials and completing the project on their own, only the cost of the materials will be taken into consideration.

Please be advised that at the time of resale we will take into consideration the current value of the improvement based on a standard depreciation schedule. For example, if a new heating system is installed for \$5,000, and the owner sells the property ten years later, the full \$5,000 will not be added to the resale price.

To begin the review process, please mail a letter requesting approval for the cost of a capital improvement, including:

- a description of the work to be done
- an estimate of the cost
- an explanation of why the work is a capital improvement.

If the request is approved, a copy of the paid invoice after the completion of the work will be required to complete the process. At that time, the Town will consider the useful life of the improvement and prepare a depreciation schedule for the cost of the improvement.

Requests for capital improvements or questions can be directed to:

Director, Sudbury Department of Planning and Community Development

278 Old Sudbury Road, Sudbury, Massachusetts 01776

Attention: Director of Planning and Community Development

Telephone: 978-639-3387, Email: DonoghueM@sudbury.ma.us