

# Property Tax Relief Programs

## FY 2017



**Town of Wayland**  
**November 30, 2016**

### **Board of Assessors**

Assessing Department Staff:

Ellen Brideau, Director of Assessing

Don Clarke, Assistant Assessor

Jessica Marchant, Admin Assessor

Savitri Ramgoolam, Dept. Assistant

### **Council on Aging**

Julie Secord, Director

Susan Hatton, Outreach

Nancy Greenwood, Admin Assistant

Ann Gordon, Volunteer Coordinator

Shawna Levine, Project Coordinator

# Types of Property Tax Relief:

## **Statutory Exemptions:**

- Clause 41C – Elderly Exemption
- Clause 41A – Tax Deferral
- Clause 17D – Surviving Spouse
- Clause 22 – Veteran Exemptions
- Clause 37 – Blind Exemptions

## **Town Adopted Programs:**

- Circuit Breaker Match
- Community Preservation Surcharge (CPA) Exemption
- Senior Tax Work-off
- Valor Act-Veteran Tax Work-off

# Clause 41C – Elderly Exemption

- **Description:** Provides assistance to elderly taxpayers that meet the age, income, whole estate and residency requirements.
- **Eligible Age:** 65
- **Income Limit:** Single: \$20,000 Married: \$30,000
- **Asset Limit:** Single: \$40,000 Married: \$55,000  
(excluding value of home)
- **Assistance Amount:** \$1000\*
- **Application Procedure:** File annually with Board of Assessors

# Clause 41A – Senior Deferral

- **Description:** Provides assistance to elderly taxpayers that meet the age, income, whole estate and residency requirements.
- **Eligible Age:** 65
- **Income Limit:** \$40,000
- **Asset Limit:** N/A
- **Assistance Amount:** Taxpayer decides amount to defer up to 100% of taxes at an interest rate of 3.5%
- **Application Procedure:** File annually with Board of Assessors

# Clause 17D – Surviving Spouse Exemption

- **Description:** Provides assistance to widow or widower before July 1, 2016
- **Eligible Age:** N/A
- **Income Limit:** N/A
- **Asset Limit:** \$40,000 (excluding value of home)
- **Assistance Amount:** \$350\*
- **Application Procedure:** File annually with Board of Assessors

# Clause 22 – Veteran Exemption

- **Description:** Reduces local property tax liability for veterans, or widows of veterans, with a service related disability and/or certain medals.
- **Eligible Age:** N/A
- **Income Limit:** N/A
- **Asset Limit:** N/A
- **Assistance Amount:** \$800\* up to entire tax amount for a paraplegic Veteran
- **Application Procedure:** File annually with Board of Assessors

# Clause 37 – Blind Exemption

- **Description:** Reduces local property tax liability for those taxpayers who are legally blind and meet the listed residency requirements.
- **Eligible Age:** N/A
- **Income Limit:** N/A
- **Asset Limit:** N/A
- **Assistance Amount:** \$875\*
- **Application Procedure:** File annually with Board of Assessors

## Circuit Breaker Match

- **Description:** A town match of the State Circuit Breaker tax credit.
- **Eligible Age:** 65
- **Income Limit:** As defined by the State of MA Income Tax and Schedule (CB) guidelines
- **Asset Limit:** FY'17 Total assessed value of property not to exceed \$720,000 (after any abatements received)
- **Assistance Amount:** A full match of the State Circuit Breaker amount.\*
- **Application Procedure:** File annually with Board of Assessors



# Community Preservation Act (CPA) Exemption

- **Description:** Complete exemption from the surcharge for property owned and occupied as a domicile by any person who qualifies for low income.
- **Eligible Age & Income Limit:** 60 + and qualifies as low or moderate income per HUD guidelines  
Under 60 and income is less than 80% of area wide median income per HUD guidelines
- **Asset Limit:** N/A
- **Assistance Amount:** Entire amount of CPA surcharge
- **Application Procedure:** File annually with Board of Assessors

## Senior Tax Work-off

- **Description:** Program participants work as temporary part-time Town of Wayland employees in Town Departments. Placement varies.
- **Eligible Age:** 60
- **Income Limit:** N/A
- **Asset Limit:** N/A
- **Earnings:** See COA Tax Work-off guidelines
- **Application Procedure:** File application with Council on Aging

# Valor Act – Veteran Tax Work-off

- **Description:** Reduces local property tax liability of property owned and occupied by Veteran in exchange for volunteer service to municipality.
- **Eligible Age:** N/A
- **Income Limit:** N/A
- **Asset Limit:** N/A
- **Assistance Amount:** up to \$1000
- **Application Procedure** File application with Assessing Department

# Contact Information

For additional information and further assistance  
please contact:

Board of Assessors  
Town Building  
41 Cochituate Road  
Wayland, MA 01778

(508)358-3788

Monday: 8:00am to 7:00pm

Tuesday through Friday: 8:00am to 4:00pm

# Contact Information

For additional information and further assistance  
please contact:

Council on Aging  
Town Building  
41 Cochituate Road  
Wayland, MA 01778

(508)358-2990

Monday through Friday: 8:30am to 4:00pm