

FY 2024 TOWN OF WAYLAND TAXPAYERS GUIDE TO STATUTORY EXEMPTIONS

CLAUSE 17D: SURVIVING SPOUSE EXEMPTION

Must be over 70, surviving spouse or minor child as of July 1, 2023.
 Must have owned and occupied the property for 5 years.
 Income not considered. Assets not to exceed \$40,000.00 (Domicile value exempt).

| <u>STATE</u> | <u>WAYLAND MATCH</u> | <u>TOTAL</u> |
|--------------------|----------------------|--------------|
| Amount = \$ 175.00 | \$ 175.00 | \$ 350.00 |

CLAUSE 22: MILITARY VETERAN EXEMPTION

22a-f 10% disability, Purple Heart, Spouse/Surviving Spouse
 22A Loss of use of limb or eye during wartime service
 22B Loss of both hands and feet
 22C Total disability and specially adapted housing
 22D Surviving spouse of veteran MIA or loss life as result of being in a combat zone
 22E 100% Disability
 22F Paraplegic
 Initial applicants must include certificate of percentage of disability from the Veterans Administration (VA); All 100% disability applicants must provide VA certificate yearly.

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|---------------------|------------|------------|
| Amount = \$ 400.00 | \$ 400.00 | \$ 800.00 |
| Amount = \$ 750.00 | \$ 750.00 | \$1,500.00 |
| Amount = \$1,250.00 | \$1,250.00 | \$2,500.00 |
| Amount = \$1,500.00 | \$1,500.00 | \$3,000.00 |
| Amount = TOTAL | | |
| Amount = \$1,000.00 | \$1,000.00 | \$2,000.00 |
| Amount = TOTAL | | |

CLAUSE 37: BLIND EXEMPTION

Certificate of blindness from the Commonwealth of Massachusetts Commission for the Blind must be provided each year.
 Must be a legal resident of Massachusetts, and must own and occupy the property as his/her domicile.

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| Amount = \$ 437.50 | \$ 437.50 | \$ 875.00 |
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CLAUSE 41A: TAX DEFERRAL

Must be 65 years old before July 1, 2023.
 Must own and occupy real estate in Massachusetts for 5 consecutive years.
 Lived in Massachusetts at least 10 years prior.
 Calendar Year 2022 income of not more than \$64,000.00.
 Wayland has adopted an interest rate of 4%, however the interest rate increases to 16% at time of death or sale.

Amount = Taxpayer can request amount up to TOTAL tax

CLAUSE 41C: ELDERLY EXEMPTION

Must be 65 years old as of July 1, 2023.
 Must own and occupy real estate in Massachusetts for 5 consecutive years.
 Single income per year not to exceed: \$20,000.00 Assets not to exceed: \$40,000.00
 Married income per year not to exceed: \$30,000.00 Assets not to exceed: \$55,000.00

| | | |
|--------------------|-----------|------------|
| Amount = \$ 500.00 | \$ 500.00 | \$1,000.00 |
|--------------------|-----------|------------|

Calendar Year 2022 Income includes all sources: Wages, Social Security, Pensions, Interest, Dividends, Rents, etc. Assets include: Bank Accounts, Checking Accounts, Stocks, Bonds, Money Market Certs, Motor Vehicles, Boats, and all other Real Estate. The value of your domicile is exempt.

COPIES OF YOUR CALENDER YEAR 2022 STATE AND FEDERAL INCOME TAXES MUST ACCOMPANY YOUR APPLICATION.

CLAUSE 18: HARDSHIP-AGED & INFIRM OR MILITARY SERVICE

Any taxpayer who cannot meet his/her real estate tax obligation because they were called into military service or age 65 and older as of July 1, 2023 and have a physical or mental illness, Disability or impairment may receive a partial or full exemption at the discretion of the Board of Assessors.
 To qualify, the applicant must present evidence to the Board of Assessors which corroborates the individual's infirmity, age and inability to pay the assessed tax; This is usually a temporary situation.

CLAUSE 18A: FINANCIAL HARDSHIP TAX DEFERRAL

Any taxpayer of any age who cannot meet his/her real estate tax obligation due to a change in active military status, unemployment, illness, etc. may be eligible for a temporary tax deferral. This deferral is available up to 3 consecutive years and must be repaid with interest beginning 2 years after the last year of deferral.

FY 2024 TOWN OF WAYLAND TAXPAYERS GUIDE TO STATUTORY EXEMPTIONS (CONTINUED)

IN ADDITION TO THE AFOREMENTIONED STATUTORY EXEMPTIONS, WAYLAND OFFERS FOUR TOWN-ADOPTED PROGRAMS THAT PROVIDE REAL ESTATE TAX RELIEF:

THE VALOR ACT

Allows Veterans to earn up to \$1,500.00 annually in credit applied to their property tax bill by working in a municipal department augmenting the existing work force. Must be a Veteran, must reside at the property for which the tax credit is applied. If the Veteran is deceased or has a service-connected disability, a spouse can participate. The Veterans' Agent will certify initial eligibility. The Veterans' Agent, the Assessor's office and the Select Board's office jointly oversee the process.

SENIOR TAX WORK-OFF

Residents 60 years or older have credit applied to their property tax bill by working in a municipal department augmenting the existing work force. Each participant may work up to 125 hours at state minimum wage from January 1 to November 15. The Council on Aging administers the program with additional aid from the Assessor's office, Finance Department, and the Select Board's office.

CIRCUIT BREAKER

Must be 65 or older as of July 1, 2023.
 Income from Calendar Year 2022 must not exceed:
 \$64,000.00 for a single who is not head of household.
 \$80,000.00 for head of household.
 \$96,000.00 for married couples filing a joint return.

Massachusetts property tax payments, together with half your water and sewer expense must exceed 10% of your total Massachusetts income tax for the tax year. Your FY 2023 real estate assessment may not exceed \$912,000.00. Submit your Schedule CB with your Calendar Year 2022 State Income tax return.

COMMUNITY PRESERVATION ACT (CPA) EXEMPTION

Will eliminate the CPA surcharge on your real estate tax bill if eligible. No age limitations. No Asset limits. Must apply each year. See income limitation schedule below. Submit Calendar Year 2022 Federal Income tax form.

FY 2024 CPA INCOME LIMITATIONS (CALENDAR YEAR 2022)

Household Type: Property owned by senior (60 or Older)
 Wayland Household Size Annual Income Limit

| | |
|--------------------------------|--------------|
| 1 (1.00 X US HUD AWM) X .70 = | \$104,510.00 |
| 2 (1.00 X US HUD AWM) X .80 = | \$119,440.00 |
| 3 (1.00 X US HUD AWM) X .90 = | \$134,370.00 |
| 4 (1.00 X US HUD AWM) X 1.00 = | \$149,300.00 |
| 5 (1.00 X US HUD AWM) X 1.08 = | \$161,244.00 |
| 6 (1.00 X US HUD AWM) X 1.16 = | \$173,188.00 |
| 7 (1.00 X US HUD AWM) X 1.24 = | \$185,132.00 |
| 8 (1.00 X US HUD AWM) X 1.32 = | \$197,076.00 |

Household Type: Property owned by non-senior (Under 60)
Area wide median income is \$119,440.00
 Wayland Household Size Annual Income Limit

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|--------------------------------|---------------|
| 1 (0.80 X US HUD AWM) X .70 = | \$ 83,608.00 |
| 2 (0.80 X US HUD AWM) X .80 = | \$ 95,552.00 |
| 3 (0.80 X US HUD AWM) X .90 = | \$ 107,496.00 |
| 4 (0.80 X US HUD AWM) X 1.00 = | \$ 119,400.00 |
| 5 (0.80 X US HUD AWM) X 1.08 = | \$ 128,995.00 |
| 6 (0.80 X US HUD AWM) X 1.16 = | \$ 138,500.00 |
| 7 (0.80 X US HUD AWM) X 1.24 = | \$ 148,106.00 |
| 8 (1.00 X US HUD AWM) X 1.32 = | \$ 157,661.00 |

You must file an application yearly in order to receive an exemption. Applications are available in the Assessor's Office as well as the Assessor's Website and must be received within 3 months from the mailed date of the actual property tax bill (3rd Quarter). **The filing deadline is Monday April 1, 2024; 7:00PM.** Please note, tax rebates will only be applied as a property tax credit on the 3rd and 4th quarter FY 24 tax bills if completed application is received by Assessors by November 30, 2023. Otherwise, credit will be given on 4th quarter bill only.

The Board of Assessor reserves the right to request document verification, i.e. W-2 forms, tax returns, bank account statements, etc. **Exemption applications are confidential and not open to the public for review.** First time filers receive only the state's amount, all matches apply in the second year of filing. Please note that the Town's match on your exemption cannot allow taxes to be less than what was paid the previous year; adjustments will be made accordingly.