

# Property Tax Relief Programs FY 2020



**Town of Wayland**  
**November 21, 2019**

## **Board of Assessors**

Assessing Department Staff:

Bruce Morgan, Director of Assessing

Matt Lanefski, Assistant Assessor

Janelly Ramos, Sr. Admin Coordinator

## **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 17D – Surviving Spouse
- Clause 22 – Veteran Exemptions
- Clause 37 – Blind Exemptions
- Clause 41A – Tax Deferral

## **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 17D – Surviving Spouse Exemption

- **Description:** Provides assistance to widow or widower before July 1, 2019
- **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

# 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

# Circuit Breaker Program

- **Description:** A town property tax rebate to persons who qualify for a credit on their Massachusetts income tax known as the Circuit Breaker.
- **Eligible Age:** 65
- **Income Limit:** As defined by the State of MA Income Tax and Schedule CB guidelines
- **Asset Limit:** FY19 Total assessed value of property not to exceed \$778,000
- **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 Veterans in exchange for volunteer service to the town.
- **Eligible Age:** N/A
- **Income Limit:** N/A
- **Asset Limit:** N/A
- **Assistance Amount:** up to \$1,500
- **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 Thursday: 8:00am to 4:00pm

Friday: 8:00am to 12:30pm

# 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