

Appendix E - Article 12 Community Preservation Act

ASSESSORS NOTICE FOR FISCAL YEAR 2023 INFORMATION ABOUT THE COMMUNITY PRESERVATION ACT 1% SURCHARGE APPEARING ON YOUR TAX BILL

If the Town of Pepperell votes to adopt the Community Preservation Act (CPA) to begin in Fiscal Year 2023. This adoption requires the Town to place a 1% property tax surcharge on each parcel of taxable real estate. The surcharge will fund the acquisition and preservation of open space land, historic resources and community housing.

See below for an example of the tax and surcharge calculations.

ASSESSED VALUE OF HOME	TAX RATE	EXEMPT CPA VALUE	ASSESSED VALUE TAX DOLLARS	CPA TAXABLE VALUE	EXAMPLE CPA TAX DOLLARS
\$150,000	17.92*	100,000	\$2,688.00	50,000	$(50,000 \times .01792) \times 0.01 = \8.96
\$200,000	17.92*	100,000	\$3,584.00	100,000	$(100,000 \times .01792) \times 0.01 = \17.92
\$300,000	17.92*	100,000	\$5,376.00	200,000	$(200,000 \times .01792) \times 0.01 = \35.84
\$400,000	17.92*	100,000	\$7,168.00	300,000	$(300,000 \times .01792) \times 0.01 = \53.76
\$500,000	17.92*	100,000	\$8,960.00	400,000	$(400,000 \times .01792) \times 0.01 = \71.68

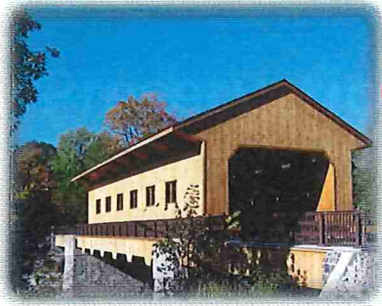
***Indicates Example Tax Rate (Not Actual for FY 2023)**

You may be eligible for an additional exemption if you meet the criteria listed below as of January 1, 2022.

1. Senior households with an owner 60 years or older, that qualify as low income, are totally exempt. The maximum net income after allowable deductions is \$79,030 for a single person and \$90,320 for a two person household. Additional household member incomes must also be included.
2. Other households with an owner who qualifies as low income may be eligible for an exemption. The low income household limits are adjusted annual but are as follows:

1 Person:	\$63,224	4 Persons:	\$90,320	7 Persons:	\$111,997
2 Persons:	\$72,256	5 Persons:	\$97,546	8 Persons:	\$119,222
3 Persons:	\$81,288	6 Persons:	\$104,771		

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Community Preservation Act

What is it?

- The State passed the Community Preservation Act (CPA) as a funding source for towns to preserve open space, address affordable housing and preserve historic sites.
- Pepperell will also receive annual funds from the state CPA Trust Fund.

How could it help me?

- May create Affordable Housing for seniors, veterans and lower income residents and allow them a choice to continue to live in their “home” town.
- Could provide Open Space preservation and recreation funds to support hiking trails, athletic fields, parks, community gardens and protect our farmlands and clean water.
- Could support Historical preservation with aid for acquiring, preserving and rehabilitating Pepperell’s rich historical resources.

What will it cost and who is exempt?

- A 1% tax assessment on property is estimated to be \$54/year, (\$.15/day) for an average home value of \$400,000.00. Estimated first year CPA revenue of \$234,000.
- Low income and some seniors may qualify for exemptions.
- First \$100k of assessed value of home can be exempt.

Who decides how the funds will be spent?

- You do! All decisions, options on exemptions and spending must be approved at Town Meeting.