

Appendix E - Article 12 Community Preservation Act

FISCAL YEAR 2023 SAMPLE INFORMATION ABOUT THE COMMUNITY PRESERVATION ACT 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, a 1% tax surcharge will be applied to non-exempt property tax bills. The surcharge will fund the acquisition and preservation of open space land, historic resources and community housing.

Examples:

ASSESSED VALUE OF HOME	EXEMPT CPA VALUE	CPA TAXABLE VALUE	TAX RATE*	EXAMPLE CPA TAX DOLLARS
\$150,000	100,000	50,000	17.92*	\$8.96
\$200,000	100,000	100,000	17.92*	\$17.92
\$300,000	100,000	200,000	17.92*	\$35.84
\$400,000	100,000	300,000	17.92*	\$53.76
\$500,000	100,000	400,000	17.92*	\$71.68

*Example Tax Rate (Not Actual for FY 2023)

Residential property owners may be eligible for an exemption from the CPA tax if you meet criteria listed below as of January 1st preceding the tax year. The low-income household limits are adjusted annually source data also available at this link:

<https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn>

Owner occupied households that qualify as low income are exempt. The low-income household limits are as follows:

1 Person: \$55,950
2 Persons: \$63,950

3 Persons: \$71,950
4 Persons: \$79,900

5 Persons: 86,300
6 Persons: \$92,700

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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?

- The tax assessment on a property is estimated to be \$54/year, (\$.15/day) for a home valued at \$400,000. Estimated first year total CPA revenue would be \$234,000.
- Low income may qualify for exemptions.
- First \$100k of assessed value of home is exempt.

Who decides how the funds will be spent?

- You do! All recommendations on spending are made through a citizen review committee process and are subject to approval at Town Meetings.

[More Information:](#)

www.communitypreservation.org