

TOWN OF KINGSTON
COMMUNITY PRESERVATION ACT
FY' 2011

The Town of Kingston adopted the Community Preservation Act at the Annual Town Election in April 2005. This law allowed the Town to place a surcharge of 3% of real estate taxes on the tax bills beginning in fiscal year 2006.

The law requires that an application be filed every year since financial circumstances or the number of household members may change from one year to the next. The surcharge will pay for affordable housing, historic resources and the acquisition of conservation land.

- All residential parcels have the first \$100,000 in assessed value exempted before the 3% surcharge is applied. This exemption is done automatically.
- All owners 70 years or older that qualify and receive elderly exemptions 41C or 41A do not have to file for a CPA exemption. This is done automatically.
- Households with an owner 60 years of age or older that qualify as 'Moderate or Low Income Families' according to the Local Housing Authority and HUD determinations are totally exempt. The **maximum** allowable income after HUD deductions is:
 - \$64,260 For a single person household with an owner over age 60.
 - \$73,440 For a two-person household with an owner over age 60.
 - \$82,620 For a three-person household with an owner over age 60.

AND

- Households with owners under age 60 that qualify as low income according to HUD determinations are totally exempt. The **maximum** allowable income for persons under 60 is:
 - \$51,408 For a single person household with an owner under age 60.
 - \$58,752 For a two-person household with an owner under age 60.
 - \$66,096 For a three-person household with an owner under age 60.
 - \$73,440 For a four-person household with an owner under age 60.
 - \$79,315 For a five-person household with an owner under age 60.

Signed copies of Calendar year 2009 Federal Income Tax filings for all household members must be included with the application. If no tax form was filed, please include copies of Social Security earnings and all interest statements for **2009** for all household members. **If all required documents are not received, the Board of Assessors will be unable to process your application.**

For more information, please feel free to contact the Assessor's office at 781-585-0509.