

HOUSE No. 4062

The Commonwealth of Massachusetts

In the Year Two Thousand Twelve

An Act authorizing the Town of Sudbury to establish a means tested senior citizen property tax exemption.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. With respect to each qualifying parcel of real property classified as class
2 one, residential in the town of Sudbury there shall be an exemption from the property tax equal
3 to the total amount of tax that would otherwise be assessed without this exemption less the sum
4 of [1] 10 per cent of the total annual household income, and [2] the amount of the state’s “circuit
5 breaker” credit the applicant was eligible to receive in the year prior to the application being
6 filed. The percentage of total annual household income may be raised by Section 3. In no event
7 shall property taxes be reduced by more than 50 per cent by this exemption. The exemption shall
8 be applied to the domicile of the taxpayer only.

9 SECTION 2. The board of assessors may deny an application if they find the applicant
10 has excessive assets that place them outside of the intended recipients of the senior exemption
11 created by this act. Real property shall qualify for the exemption set forth in Section 1 if all of
12 the following criteria are met:

13 (a) the qualifying real estate is owned and occupied by a person whose prior year's
14 income would make the person eligible for the Circuit Breaker income tax credit;

15 (b) the qualifying real estate is owned by a single applicant age 65 or above at the close
16 of the previous year, or jointly by spouses either of whom is age 65 or above at the close of the
17 previous year;

18 (c) the qualifying real estate is owned and occupied by the applicant or joint applicants as
19 their domicile;

20 (d) the applicant or at least one of the joint applicants has been domiciled in the town of
21 Sudbury for at least 10 consecutive years before filing an application for the exemption;

22 (e) the maximum assessed value of the domicile is no greater than the prior year's
23 average assessed value of a Sudbury single family residence plus 10 percent; and

24 (f) the board of assessors has approved the application.

25 SECTION 3. This exemption shall be in addition to any other exemption allowable
26 under the General Laws, except that there shall be a dollar cap on all the exemptions granted by
27 this act equal to 0.50% of the fiscal year's total residential property tax levy for Sudbury
28 including the levy for the regional high school if not included in Sudbury's tax levy at some
29 subsequent date with the total exemption amount granted by this act allocated proportionally as
30 an additional tax levy on all other residential taxpayers not eligible for this exemption. After the
31 first year of enactment, the total cap on the exemptions granted by this act shall be set annually
32 by the board of selectmen within a range of 0.50% and 1.00% of the residential property tax levy
33 for Sudbury including the levy for the regional high school. In the event that benefits to the

34 applicants must be limited because the percentage established annually by the selectmen would
35 otherwise be exceeded, the benefits shall be allocated by raising the total annual household
36 income percentage as required in Section 1 as necessary to not exceed the cap. In the event the
37 cap exceeds the need for the exemption, the total cap on the exemptions granted by this act shall
38 be reduced to meet the need.

39 SECTION 4. A person who seeks to qualify for this exemption shall, before the deadline
40 established by the board of assessors, file an application, on a form to be adopted by the board of
41 assessors, with the supporting documentation of the applicant's income and assets as described in
42 the application. The application shall be filed each year for which the applicant seeks the
43 exemption.

44 SECTION 5. For the purposes of this act, "parcel" shall be a unit of real property as
45 defined by the assessors in accordance with the deed for the property and shall include a
46 condominium unit.

47 SECTION 6. Acceptance of this act by the town of Sudbury shall be by an affirmative
48 vote of a majority of the voters at any regular or special election at which the question of
49 acceptance is placed on the ballot. This act shall become effective on the thirtieth day following
50 an affirmative vote.

51 SECTION 7. This act may be revoked by an affirmative vote of a majority of the voters
52 at any regular or special town election at which the question of revocation is placed on the ballot.
53 Revocation of this act shall become effective on the thirtieth day following an affirmative vote.

54 SECTION 8. This act shall expire December 31, 2016.